

**THE ATKINSON DEVELOPMENT**

**A History of Architectural and Social Changes**

**Salt Lake City, Utah**

**by**

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**Independent Study**

A contemporary view of Salt Lake City reveals hundreds of Victorian style houses scattered throughout numerous subdivisions and urban areas. The houses generally fall into two categories, the large mansions of Salt Lake City's elite and the smaller cottages utilized by middle and lower class families.

Historical studies of Victorian housing in Utah and elsewhere most commonly concentrate on the mansions and their well-known inhabitants, while not fully acknowledging the presence and influence which the more diminutive houses encompass. In order to fully trace the parallel and interwoven histories of architectural and societal development, however, it is necessary to include an examination of vernacular architecture to create an accurate historical context.

In this study, we have concentrated our efforts on a group of houses which were constructed by a single developer using one basic plan. Located in the Avenues area of Salt Lake City, the Atkinson Development was completed in 1890 and consists of six Victorian cottages. Through these houses, it is possible to trace the history of architectural change imposed on the Victorian cottage and the interdependent relationship between the changing domestic and family structure during the past century.

The Avenues area of Salt Lake City has played an integral role in the development of the surrounding urban area during the past and present. While the residential nature of the Avenues has remained a constant throughout, the composition of the neighborhood has at the same time changed dramatically, revealing shifts in the socioeconomic status of the residents at different time periods, as well as change in the structure of the family as a unit over the hundred-year period.

These demographic changes have had an impact on the way the domestic architecture is used. In order to adapt the existing cottage to their individual

needs, the occupants often alter the physical structure. In so doing, they inadvertently leave behind a trail of historical evidence revealing not only their own conception of domestic space, but a document of how the Victorian cottage has actually been used.

Although it is not uncommon for a late-nineteenth century developer to build a number of houses, such as those of the Atkinson Development, it is rare to find all of the original buildings still extant. Directly west of the Atkinson Development is a small housing addition also built in 1890 by Davis and Miller.<sup>1</sup> Of the six wood frame houses constructed, only two of the original structures remain, the others demolished and replaced by bungalows.

Today, the six cottages of the Atkinson Development appear dissimilar in many ways. The distinguishing features between any two of the houses is largely a product of individual house renovations, rather than differences in the initial construction. The contrasts between the houses provides evidence that the Victorian cottages of the last century are a maleable structure which can be manipulated and used in a variety of fashions to suit a broad number of needs.

### **Suburb Development in Salt Lake City**

Surrounded by wide deserts and mountains, the Salt Lake valley has always been geographically separated from the rest of the country. First settled in 1847 by Mormon pioneers, Salt Lake City was also culturally and socially isolated for a short time.<sup>2</sup> Located almost halfway between the large cities of San Francisco and Denver, however, the citizens of Salt Lake soon found themselves inundated

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<sup>1</sup>*Salt Lake Tribune*, January 1, 1891.

<sup>2</sup>Haglund and Notarianni, *The Avenues of Salt Lake City.*, p. 1.

with cross-country travelers. A good number of these people decided to remain in the area, feeling that the new city was ripe for expansion and exploitation.

With the influx of new people, Salt Lake City grew very quickly. A thriving downtown and mining industry were well in place by the late 1880's. The need for residential housing for workers, families and businessmen prompted many entrepreneurs to begin speculative housing developments. The economic land boom which followed contributed to wildly escalating real estate prices throughout the valley. Mormons, previously wary of the newcomers, were rapidly convinced to sell their considerable land holdings to developers for astonishing profits.<sup>3</sup>

A major influence in the construction and location of the housing developments was the route of the trolley lines. Sure and easy access to downtown was assured by the new electric streetcar which was introduced to Salt Lake City in 1888.<sup>4</sup> Streetcar subdivisions were initiated in all areas of the valley along the trolley routes. These subdivisions often consisted of five or more houses which were similar in plan and incorporated stylistic elements of Victorian architecture.

The Perkins Addition, for example, is located southeast of downtown and was directly adjacent to a trolley route. Constructed for upscale residents in 1890, the large houses combined varied building materials such as brick and shingles with Eastlake styled ornamentation.<sup>5</sup> The Forest Dale Subdivision, also planned in 1890, is located even further south on the trolley line. This development incorporated Victorian design aesthetics in both large mansions and small cottages, eventually encompassing a church and clubhouse.

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<sup>3</sup>*Utah Historical Quarterly*, Roper, p. 48.

<sup>4</sup>*Utah Historical Quarterly*, Roper, p. 32.

<sup>5</sup>*Utah Historical Quarterly*, Roper, p. 37.

## Growth of the Avenues

As the need for economical housing close to the city center arose, the area which was to become the Avenues was established. The Avenues are geographically distinct from the rest of the valley, distinguished primarily by the steeply sloping foothills which begin abruptly at South Temple and move north. First platted in 1857, the Avenues incorporated a series of 56 blocks, each one measuring 2.5 acres square and divided into four equal lots (fig. 1).<sup>6</sup> The blocks were more residential in scale than those found in greater Salt Lake City., in which a grid system of 10 acre blocks had already been established..<sup>7</sup>

The thin streets and smaller blocks established in the Avenues created the perception of a separate and distinct urban residential district, one meant primarily for housing workers and businessmen who earned a living in the downtown and manufacturing areas. Construction was initially limited to the lower Avenues until the late 1880's, when the Avenues experienced the greatest amount of growth and became firmly established as a residential area.

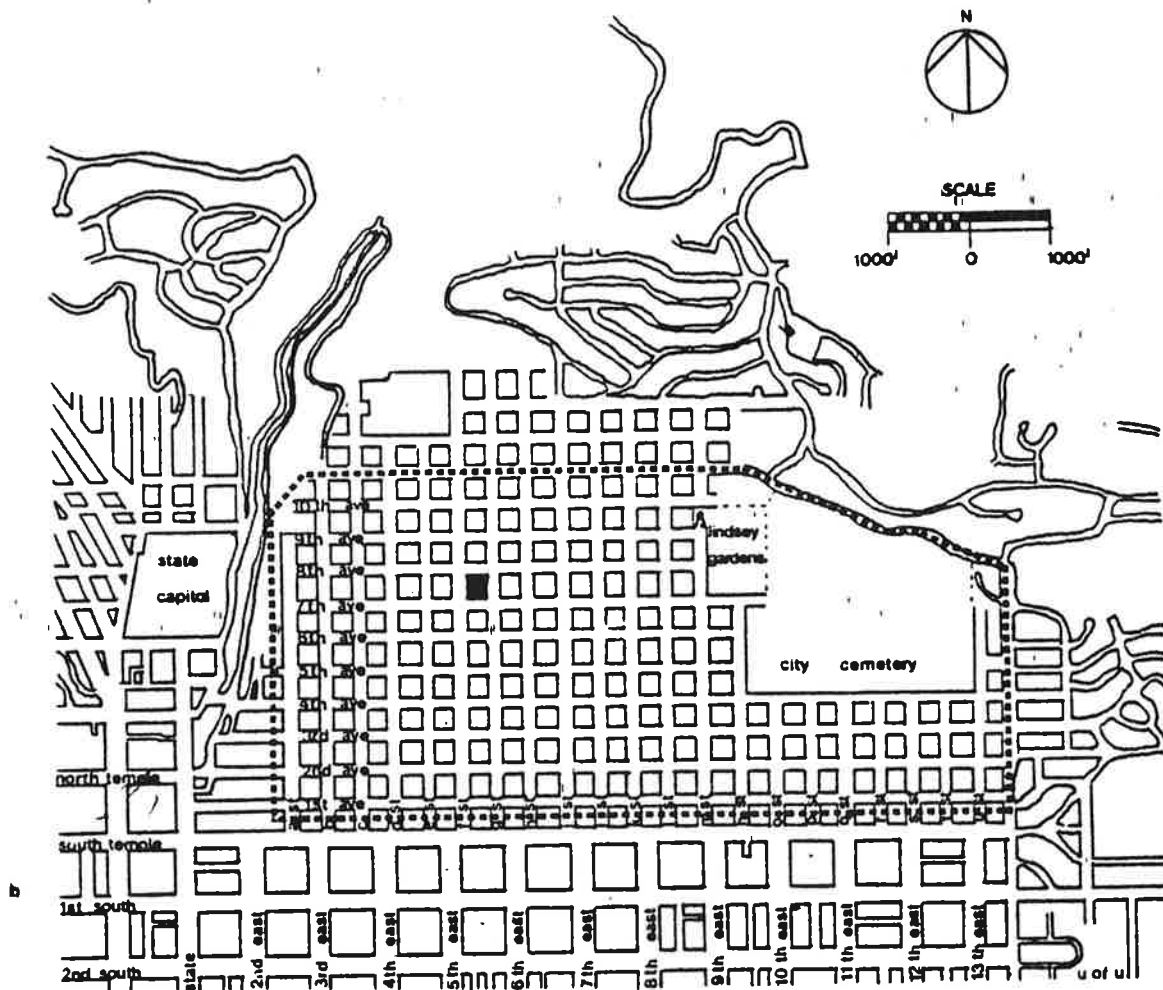
Development on the steep foothills had previously been hindered by the lack of public transportation and the unavailability of drinking water. In 1884, new water pipes were laid along Sixth Avenue and in 1890 the Salt Lake Railroad began a trolley route along the same street.<sup>8</sup> With the two major impediments to development removed, the real estate boom which had enveloped the rest of Salt Lake City now took hold in the upper Avenues area.

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<sup>6</sup>Haglund and Notarianni, p. 3.

<sup>7</sup>*Salt Lake R/UDAT*, p. 6.

<sup>8</sup>Haglund and Notarianni, p. 4, 6.



# **AVENUES DISTRICT BOUNDARIES**

Fig. 1. Boundaries of Avenues District  
Atkinson block highlited.

SOURCE: Salt Lake City Engineering Department,  
map of Salt Lake City, revised to September 1977.

The small blocks of the Avenues, which had previously been divided into only four lots, were sold off piecemeal to businessmen whom were eager to participate in Salt Lake City's economic growth. Three such businessmen were Samuel Westerfield, Joseph Winslow, and Sharon Atkinson.<sup>9</sup> Together they purchased property at the corner of F Street and Eighth Avenue. The site was ideally located close to a trolley route with direct access to downtown. The three investors held the property until 1890, when Sharon Atkinson and his wife Lydia bought the rights of the other partners and planned a small housing addition.<sup>10</sup>

Atkinson divided his parcel into five lots facing F Street and one facing Eighth Avenue. Each lot was scarcely large enough to contain a small house, yard space at the front and rear, and a pathway to the backyard for service functions and outdoor egress (fig. 2).

Following the lead of other real estate developers throughout the valley, Sharon Atkinson constructed a series of "six one-story, five-room brick and stone dwellings" at an estimated cost of \$15,000.<sup>11</sup> Each one is similarly designed, utilizing identical floor plans and stylistic elements derived from the Victorian period. Atkinson retained the rights to the houses, using them as rentals without actually selling the property.

The design of the six houses is probably based on a Victorian pattern book design which was published during the late nineteenth century. The plans were undoubtedly widely circulated, evidenced by the number of other houses in the Avenues area with similar floor plans and facades. Atkinson did inject some variety into the standardized design, alternating patterns of fenestration and reversing the plan in two cases (figs. 3 and 4). As the entry to the domicile,

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<sup>9</sup>Salt Lake City Title Abstracts, 1889..

<sup>10</sup>Salt Lake City Title Abstracts, 1890.

<sup>11</sup>The Salt Lake Tribune, January 1, 1891.





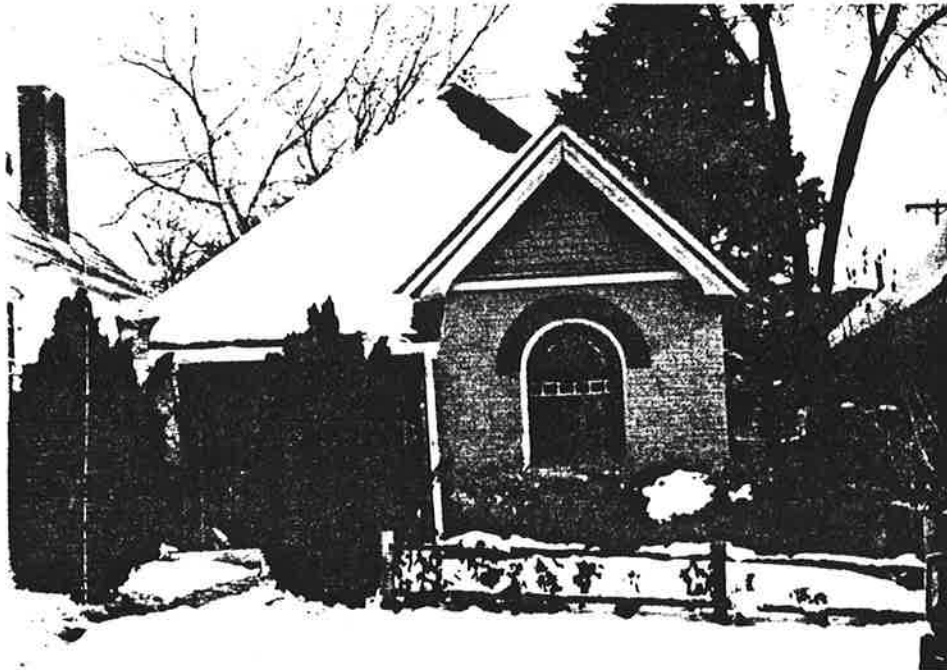


Fig. 3 - 378 F Street



Fig. 4 - 374 F Street

the porch was given primary decorative emphasis, indeed setting the tone for the whole character of the house. Although most of the houses have had their porches removed or altered, 472 Eighth Avenue still retains a good deal of the original porch structure (fig. 5).

The primary building materials used by Atkinson were brick and sandstone.. The utilization of more costly materials for the structures implies that they were intended to house middle-class families. Houses constructed primarily of wood were most commonly inhabited by citizens of the working class. Brick and sandstone conveyed a greater degree of sophistication and refinement, stylistically connecting the Atkinson residents with the socially prominent citizens of the city.

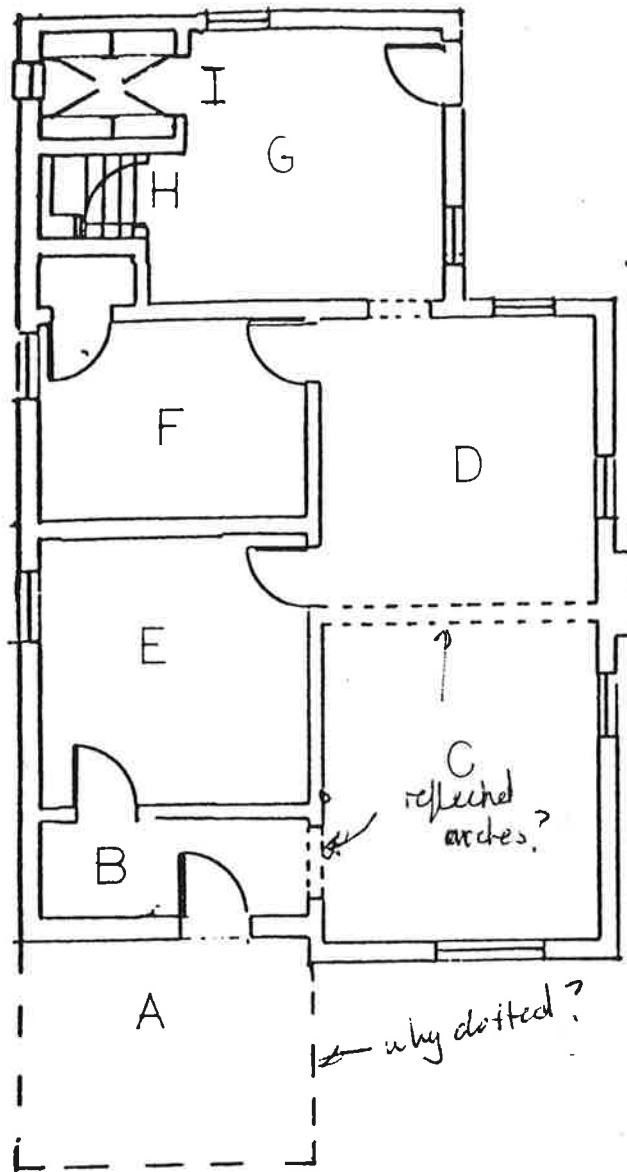
The original plan for the houses consisted of only 850 square feet of living area (fig. 6). Despite the relative compactness of the space, the plan divided the house into five rooms, each intended for a specific purpose: the living room, dining area, two bedrooms and a kitchen. Fenestration of the architectural elements within these zones gives visual clues as to their functions as private or public space. In the main living areas, the moldings are often more decorative than those located just on the other side of the doorway in the private zones. The most ornate elements were reserved for the living room or parlor, where guests were received and entertained. The molding within the most public areas of the foyer, and the living and dining rooms are decorated with a bulls-eye pattern. The molding in the kitchen and bedrooms, however, is a cruder version of the same, suggesting the latter are private spaces, divorced from public scrutiny. The importance of supplying even the most humble house with some sort of distinguishing character and ornament was foremost in the eyes of homeowners in the late nineteenth-century.

It can be assumed, from the decoration and scale of the houses, that they



Fig. 5 - Porch of 472 Eighth Avenue

ORIGINAL PLAN FOR ATKINSON DEVELOPMENT



- A-Front Porch
- B-Foyer
- C-Parlor
- D-Dining Room
- E-Master Bedroom
- F-Second Bedroom
- G-Kitchen
- H-Stairwell
- I-Pantry

Fig. 6  
Plan for 374 F Street  
scale 1'=8'

were intended for citizens of ordinary means who wished to live in a detached, single family dwelling while continuing to maintain appearances of social acceptability. As the houses were originally planned as rental units, a transient resident was assured. These residents were likely rising on the social and economic scale and felt a need to reside in a house, however small, until they developed sufficient resources to purchase their own property.

Sharon Atkinson's residential goals were realized with his first tenants. When initially completed, the Atkinson Development housed only middle-class adults or couples with few children. Generally working in the downtown area, the residents included professionals, upcoming businessmen, and self-employed individuals. Using the rentals as transitional housing while they worked to increase their social and economic standing, the first inhabitants stayed an average of only one year in the Atkinson houses.<sup>12</sup> Some of the early residents included George Low, Samuel Groendyke, and Walter E. Ware. Ware, who would later become a prominent Salt Lake City architect, lived at 378 F Street for one year immediately following his arrival from Denver. All of these men maintained stores or offices in downtown Salt Lake.<sup>13</sup>

The pattern of primarily adult residents in the Atkinson Development continued throughout the remaining years of the nineteenth century. In 1893, however, a nation-wide depression caused the previously soaring property values to diminish. As a result, Salt Lake City's first period of major growth was subdued. Atkinson continued to own and rent the properties on F Street until 1897, when he sold the parcels at a loss of \$3000 to Stanley Conklin.<sup>14</sup>

Conklin maintained the houses as rentals also, inhabiting one for a short

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<sup>12</sup>Salt Lake City Polk Directory, 1891.

<sup>13</sup>Salt Lake City Polk Directory, 1891.

<sup>14</sup>Salt Lake City Title Abstracts, 1897.

time, but apparently had similar troubles keeping the venture profitable. The social composition of the Avenues began to change while Conklin owned the properties, as even more developments were established south and east of the downtown area. More houses in the Avenues were rented than sold, and the lack of maintenance precipitated by absentee-landlords contributed to a decline in the neighborhood. The professionals and businesspeople who had previously inhabited the area moved to the more fashionable neighborhoods, and working class families and employees of downtown claimed the Avenues as their own.

Beginning in 1900, the Atkinson Development entered a different phase of residential housing. Conklin sold the properties to Mary Davitt MacCord in 1901 and the homes continued as rentals.<sup>15</sup> Residents of the development during this period are indicative of inhabitants in this area in general. White-collar workers, including a typographer, bookkeeper, brakeman, and butcher, lived in the houses with their families.<sup>16</sup> The adults most commonly worked downtown in business or industry. The families who inhabited the individual cottages during this period now included up to four children, all sharing a small two bedroom house which had previously housed only adults or small families.

As the 1900's began, the Victorian aesthetics embraced only twenty years before declined rapidly. New breakthroughs in the technological and health fields gradually changed the American ideal of home. An obsession with cleanliness and "healthful air" prompted more people to move away from the city center and adopt a new architecture, the Prairie style popularized by Frank Lloyd Wright. Victorian homes, like those of the Atkinson Development, were no longer as desirable and were generally considered old-fashioned and "gloomy."<sup>17</sup> By 1910,

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<sup>15</sup>Salt Lake City Title Abstracts, 1901.

<sup>16</sup>Salt Lake City Polk Directory, 1901.

<sup>17</sup>Foley, *The American House*, p. 146.

the popularity of the Victorian cottage had waned, to be replaced by Prairie School or Arts and Crafts bungalows.

The first documented changes to the houses of the Atkinson Development occurred around 1911. The physical alterations to the houses during this period of rental occupation illustrate more than a change in architectural fashion, but were dictated by the landlord's economic need to rent houses with modern amenities within a rapidly growing neighborhood. Rear porches were added and front porches expanded in an attempt to update the aging structures (fig. 7).<sup>18</sup> A small L-shaped open space originally created by the extension of the kitchen past the dining area was filled in with a wood frame porch (fig. 8). The frame addition served as storage and occasionally acted as the summer kitchen or sleeping porch during the hottest months of the year.<sup>19</sup> By 1911, every house but 378 F Street had a rear porch addition.

Both 374 and 382 F Street also underwent front porch expansions before 1911, with that of 382 completed in the popular bungalow style (fig. 9). In contrast, 386 F Street underwent an interior expansion of the dining area through the addition of a bungalow-type bay window on the south side of the house. The bungalow modifications made to the Atkinson houses add a significant amount of space to the tiny houses. More importantly, however, the additions are indicative of contemporary social trends and are representative of alterations made to Victorian cottages throughout the community<sup>20</sup>.

Even as the appeal of the Victorian cottage dwindled nationwide, the Atkinson Development continued to maintain its viability as a residential complex

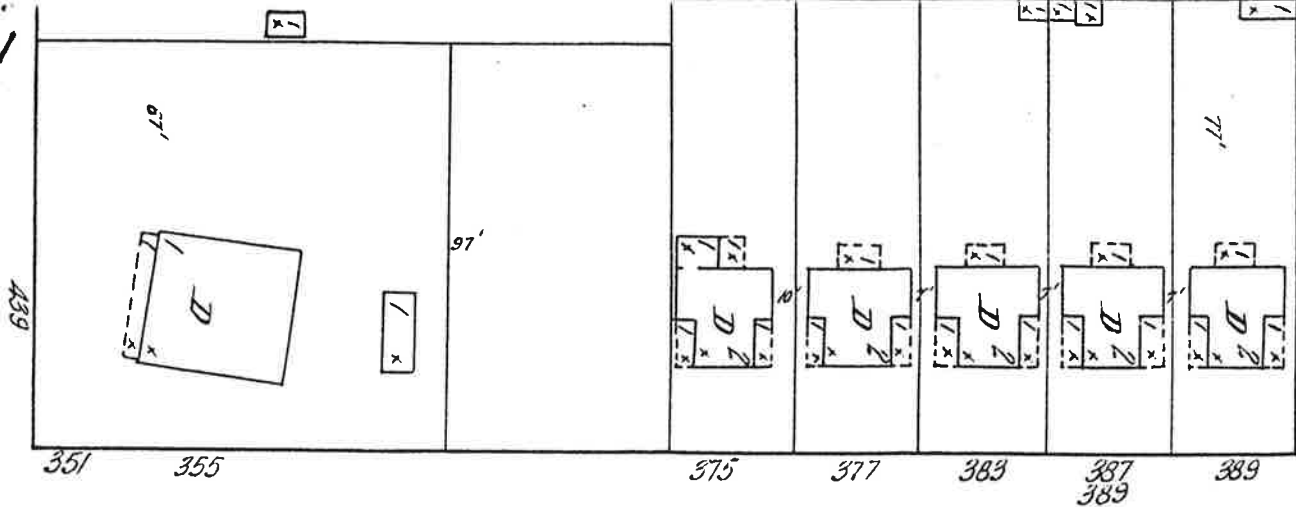
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<sup>18</sup>Sanborn-Perris Maps, p. 16, 1911.

<sup>19</sup>Interview with Charles A. Crosby, 1992.

<sup>20</sup>Laurie Cannon Smith, Ida Mae Burton Cannon, A Sketch of Her Life. 1978 Manuscript.

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F STREET

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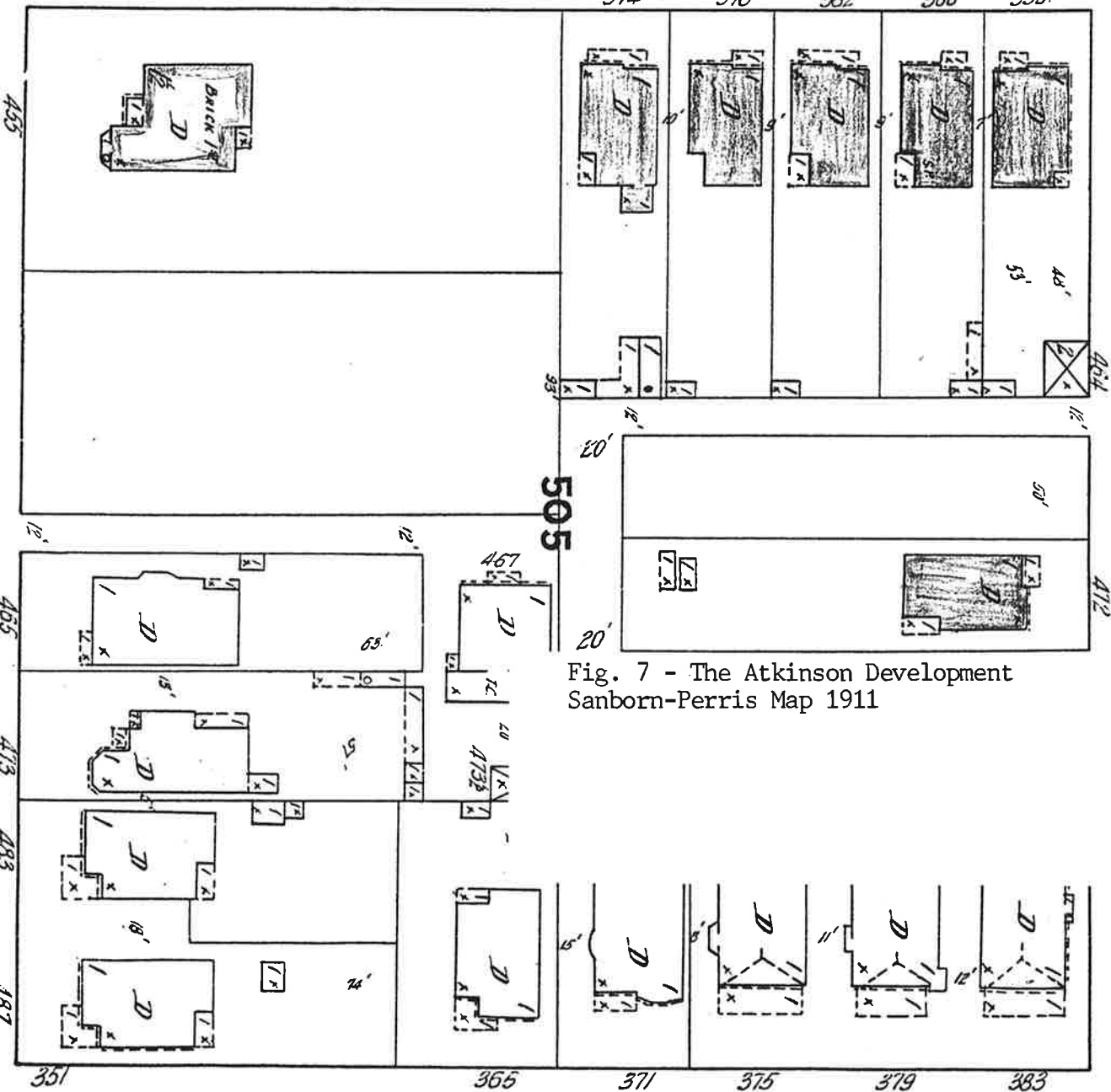


Fig. 7 - The Atkinson Development  
Sanborn-Perris Map 1911

8TH

AV.





Fig. 8 - South side of 472 Eighth Avenue



Fig. 9 - Facade and porch of 382 F Street

into the twentieth century. The neighborhood itself expanded, encouraging local developments which promoted familial tenancy. In 1904, the Church of Jesus Christ of Latter Day Saints Hospital was constructed on Eighth Avenue between C and D Streets. During the same year the Ensign Stake, an important element in the community, was created for the local Mormon families. An elementary school was also planned and constructed just two blocks north of the Atkinson Development. Designed by Richard K.A. Kletting, the Ensign School was completed in 1912.<sup>21</sup>

Residents of the Atkinson Development through 1912 included Frederick T. Raddon, the owner of a small tea and coffee company, his wife Ada, and their four children. Some of his immediate neighbors consisted of a bookbinder for the Deseret News, a bookkeeper, a brakeman, and their families.<sup>22</sup> Most of the residents continued to work in the downtown area, commuting to and from work by the easily accessible streetcar.

Mary MacCord held the Atkinson properties as rentals for thirteen years after the purchase from Stanley Conklin. In 1914, MacCord chose to sell the houses individually. This decision may have been due to the increased competition among rental units at the time and the sagging profitability of her investment, despite the modernizations.. While many of the tenants chose to relocate, others decided to purchase the houses in which they resided. Economic hardships brought about by World War I, however, forced a few of the residents to take in boarders or domestic work to supplement the familial income.<sup>23</sup>

While wealthy enough to own their own residence, the tenants of the

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<sup>21</sup>Haglund and Notarianni, p. 19-20.

<sup>22</sup>Salt Lake City Polk Directory, 1913.

<sup>23</sup>Salt Lake City Polk Directory, 1913.

Atkinson Development in 1914 were still primarily laborers and lower-class workers. It was in 1914, however, that almost every house in the Development was provided with a sewer hookup and indoor bathrooms, indicating that the new owners were anxious to update their old Victorian cottages to modern standards.<sup>24</sup>

As the function of the kitchen area changed and indoor plumbing became common, many homeowners found it necessary to expand the original perimeters of their home to incorporate these new uses. In the Atkinson Development, the newly created bathroom was incorporated into one section of the kitchen or contained within an addition. The formal separation of the kitchen and bathroom into two distinct areas was analogous to the division of tasks which had formerly been fulfilled by the larger, pre-industrial kitchen. Where the family had previously performed the chore of cooking, washing, and bathing in a common kitchen area, these functions were now housed in separate rooms.

Room additions in the Atkinson Development occurred primarily at the rear of the house. By confining any structural changes to the rear and placing utility and other services in the alley, the owners and residents of the Atkinson Development were able to update their houses according to prevailing contemporary standards while still retaining a vital connection within the neighborhood context. This is especially evident in the Atkinson Development, where the similarly styled facades of the houses form a rhythmic pattern through gables and roof peaks which rise up the steeply sloping site.

Beginning in approximately 1925, the Atkinson Development began yet another phase in its residential composition. The houses were no longer

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<sup>24</sup>Salt Lake City Water & Sewer Permits.

considered only as transitional properties or laborers cottages, but now housed a number of white collar workers and salesmen with their families. More economically sound than previous residents, many of the families who purchased homes in the Atkinson Development during this period maintained their residency through the 1950's, with some retaining ownership into the 1970's. The average length of stay for these residents was thirty-two years. Their long term presence lent a greater feeling of community between the houses and established these homes as a distinctive entity.

The crash of the stock market and the resulting nationwide depression in the 1930's may have been a factor in the long rate of tenancy seen in this phase of residents. In the unsafe market, the number of rental units again began to rise in the Avenues, particularly as other residential areas of the Salt Lake valley experienced growth. Houses within the Atkinson Development, however, continued their use as residences with a fairly low rate of turnover among its inhabitants.

After the turbulence of the World War I era, the social and economic composition of the Avenues began to stabilize. Single family home ownership balanced with rental units to create an interesting mixed atmosphere which remains today. The area surrounding the Atkinson Development was a safe and convenient place for the raising of children and the propagation of family life.

The houses experienced mostly aesthetic alterations between 1930 and 1960. Victorian architectural styles had fallen into disfavor, leading the tenants of the Atkinson Development to remove decorative woodwork, cover the plank floors with linoleum, and change the trabeated room divisions into art-deco inspired patterns.<sup>25</sup> Changes of this type were common throughout the

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<sup>25</sup>Crosby, Charles H, oral interview, 1992.

Avenues, especially in small houses from the nineteenth century. Attempts to modernize and update the Victorian cottages were the principal alterations of this period.

In the 1940's, the electric trolley service which had contributed to much of the development of the Salt Lake Valley was discontinued and the tracks abandoned. Pressure from the powerful oil and gas companies, who pushed the desirability of automobiles, led to the streetcars demise. This trend was not isolated solely to Salt Lake City, as cars rapidly became the standard mode of transportation for people across the country.

The change in transportation from public to private brought on the next major architectural alteration, the addition of garages. As with many garages built in the Avenues, the new garages of the Atkinson development were free-standing structures situated between the house and the alley way behind (fig. 10). The configuration of the garage supports Elaine Tyler May's argument that middle-class men continued to work outside of the home, using a car to commute to a distant place of employment, while middle-class women now worked almost exclusively within the home, thus requiring no commuting vehicle. The construction of single car garage reflects the increasing popularity of the stay-at-home mom.<sup>26</sup>

The increased freedom of movement available through automobiles prompted another spurt of suburban development. No longer confined to areas serviced by the trolley, businessmen began speculative construction in the outlying reaches of the city. Many people who had previously resided in the city core moved their families to these newly established suburbs. The old houses in urban

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<sup>26</sup>May, p. 14.

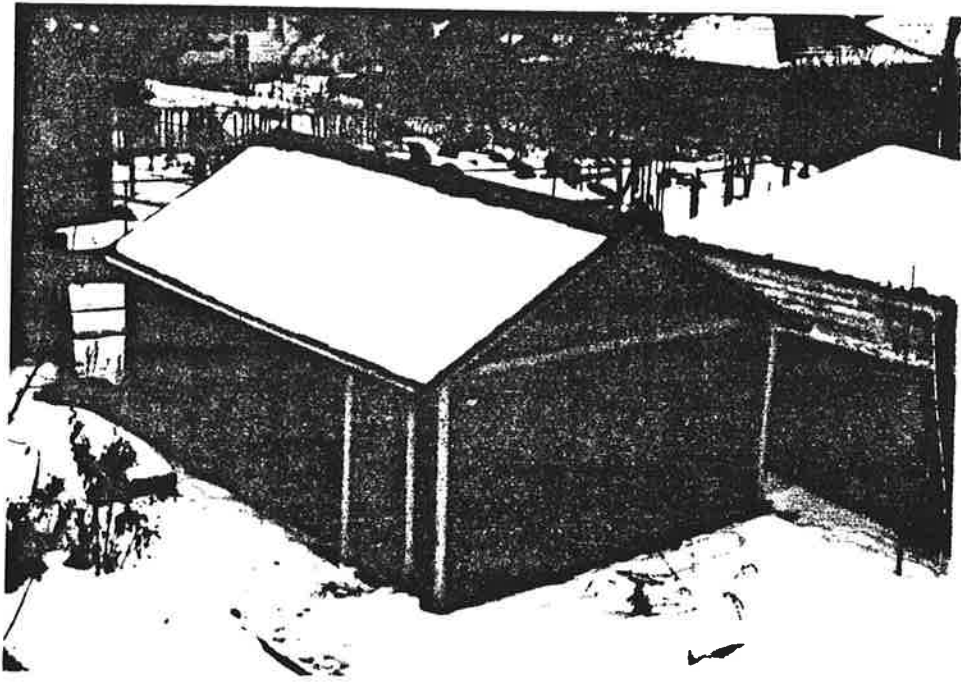


Fig. 10 - Garage at 386 F Street

residential areas were disdained and suffered from neglect and insensitive renovations made in an attempt to update the structures. Although people continued to work in downtown, the prospect of new amenities, modern housing and open spaces outweighed the disadvantages of the long commute which was now necessary.

The flight to the suburbs continued into the 1960's. After this period, a reverse trend began to emerge. While tenancy in the Atkinson development remained stable throughout this period, the type of residents in the Avenues area began to shift focus. Property values had gradually decreased within older Salt Lake City neighborhoods, like the Avenues, which had suffered years of indifference at the hands of absentee-landlords. As the dreams of the suburbs gave way to reality, more people began to become interested again in the benefits of urban living. At the same time, a re-emerging concern with the significance of historic houses prompted many individuals and their families to return the Avenues as residents.<sup>27</sup>

Long-term inhabitants of the Atkinson Development, meanwhile, had begun to age and approach retirement. The Hampshires, Hopfenbecks, Baileys, and Sears families (all residents from at least 1931) moved out during the 1960's into other areas of the city.<sup>28</sup> This trend was seen throughout the Avenues, as older couples moved out and new families returned to the area.

Throughout the remainder of the 1960's and into the mid-1970's, the Atkinson Development again housed a series of tenants who resided in the homes on an interim basis while advancing within their professions. A progression of blue and white collar working families lived in the houses, including a plumber, a nurse,

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<sup>27</sup>Haglund and Notarianni, p. 21.

<sup>28</sup>Salt Lake City Polk Directory, 1964.

and a vocational counselor.<sup>29</sup>

As Salt Lake City entered the 1980's, the Avenues and the Atkinson Development began an entirely different period in their respective histories. The interest in historic houses had grown and prospered, with many older homes being rehabilitated and restored. More professional couples and families moved back to the city core, disillusioned with suburban living and tired of the long commute. Lying close to the northern and eastern foothills, the Avenues were ideally located

between the most economically viable areas of Salt Lake City, downtown and the University of Utah.

Although a large number of rental properties are still scattered throughout the area, the general appearance of the Avenues has improved in recent years. Increased care and attention has revitalized it as a distinct residential district. As more people invest time and money in renewing their properties, others are encouraged to do so, leading to a marked improvement in the character of the area.

Residents in the Atkinson Development beginning in the late 1970's were a mixed group, including student renters and professionals. Most of the modern residents are comprised of single adults or couples with no children, who sought out the Avenues as a haven with easy access to the University and downtown. Those who purchased houses in the Development were caught up in the home improvement trend of the period and attempted to either modernize or restore their historic homes.<sup>30</sup>

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<sup>29</sup>Salt Lake City Polk Directory, 1975.

<sup>30</sup>Gelgotis, William J., oral interview 1992.



During the 1970's, the improvement of facilities in the backyard was common. The outdoor deck was a popular addition during this period, and signified an increased desire for people to extend their living space into the rear yard while still retaining a great deal of privacy for their family. This movement perhaps coincides with the death of the front porch as an area for gathering and socializing.

Although each one of the houses in the Atkinson Development appears today to be quite unique, there is a striking number of similarities among the present day residents. For the most part, the cottages are now owned and occupied by young professional couples who have moved to Salt Lake City from elsewhere in the United States. In almost every instance, the current residents cited the relatively close proximity to the University of Utah and the culturally integrated neighborhood as primary reasons for purchasing a house in the Avenues.<sup>31</sup>

The current residents of the Atkinson Development have similar histories and reasons for their desire to live in this neighborhood. All are professional working individuals. Most are double-income couples with no children, including a chemist, teacher, psychologist, and professor. These people have purchased the houses with little or no intention of moving on to a larger or more expensive property. They have settled into the area, made improvements to their homes, and are content with the community.<sup>32</sup>

As with the previous occupants, the present-day residents have also altered the houses of the Atkinson Development to reflect contemporary use and aesthetics. Changes to the home are made in an attempt not only to make it more

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<sup>31</sup>Keida, Lisa, oral interview, 1992.

<sup>32</sup>Oral interviews: Munn, Keida, Giffin, and King, 1992.

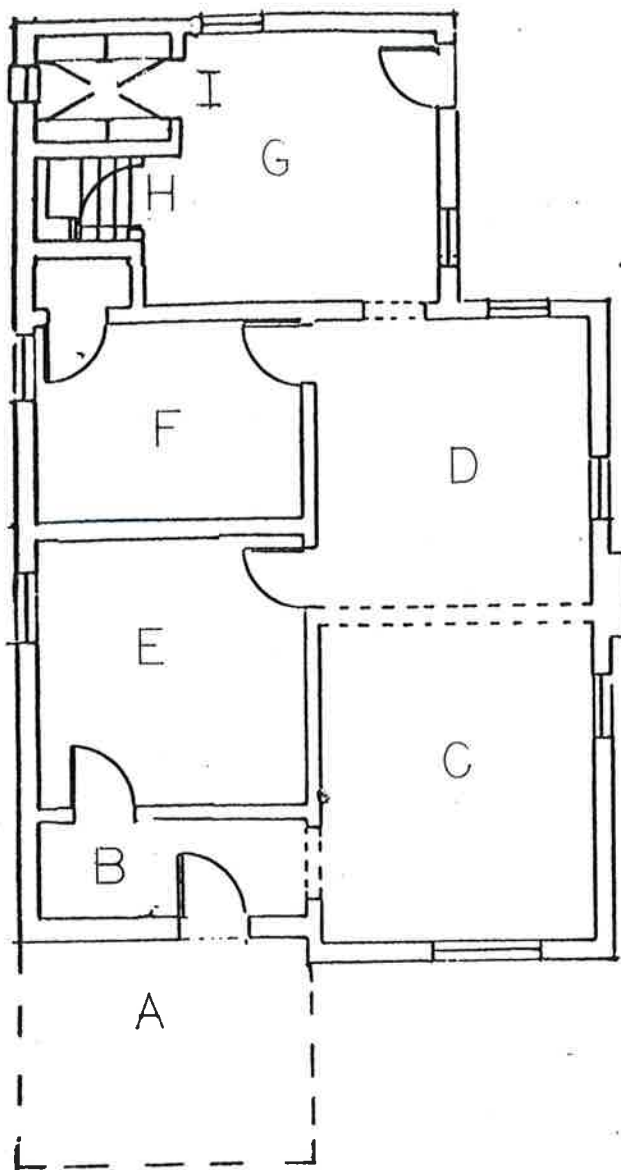
comfortable or economical, but are indeed genuine efforts to relate the home (no matter the age) to contemporary times.

Large-scale expansions of the living space within the houses has occurred recently. Residents of 386 and 390 F Street have opened up the attic area and added bedroom space, constructing stairs for access. Acting almost as a sanctuary, the new upstairs bedroom in each of these houses was completed to provide more private space within the small home. Another frequent addition is a laundry room (fig. 11), an amenity which is standard in today's houses. In addition to the physical expansion there is also a psychological extension of space through the creation of additional windows and skylights (fig. 12). While the current inhabitants have altered the houses in order to accommodate modern conveniences, there remains a conscious effort to evoke a sense of the past through the maintenance and addition of decorative moldings, hardwood floors, and older furnishings (fig 13).

Despite the many changes which have occurred in architectural design and in society through the past one-hundred-years, the Atkinson Development has maintained its viability as residential housing within the Avenues. The evolution of the structure and demographic composition of the inhabitants may be interpreted to determine historical patterns of change in local housing. Their interwoven histories are evidenced in the types of alterations completed and the period in which they occur. Attempts to update and modernize the Victorian concept of space and design have been undertaken by almost every resident. As a result, many of these changes occur in areas which work to define the interior space and exterior character of the house. Alterations to the porches, doorways, room divisions, bathrooms and kitchen are the most frequently encountered in the history of the Development.

Although the six houses which comprise the Atkinson Development have been individually owned since 1914, they have similar histories and have experienced analogous structural and aesthetic changes. The types of residents which have inhabited the Development during the last century have established a pattern which can be seen throughout Victorian cottages in the Avenues. Moving through periods of affluence, neglect, and renewal, the Atkinson Development has come full circle to arrive at a state which is comparable to the intentions espoused by the original builder, Sharon Atkinson.

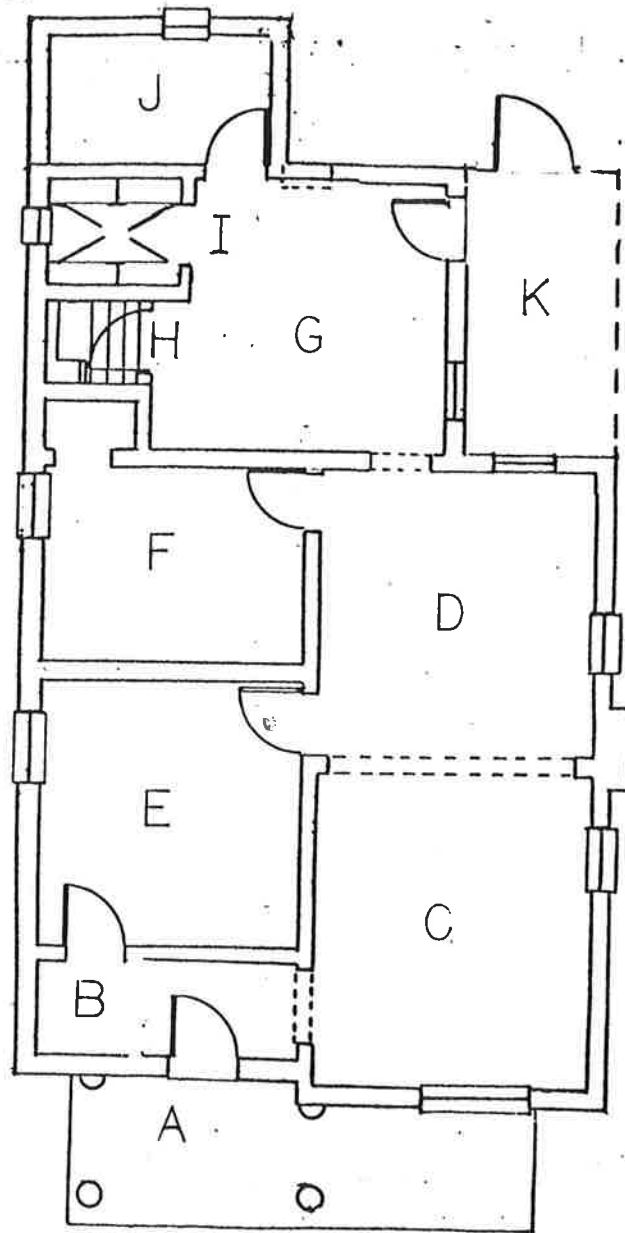
ORIGINAL PLAN FOR ATKINSON DEVELOPMENT



- A-Front Porch
- B-Foyer
- C-Parlor
- D-Dining Room
- E-Master Bedroom
- F-Second Bedroom
- G-Kitchen
- H-Stairwell
- I-Pantry

Fig. 6  
Plan for 374 F Street  
scale 1'=8'

**Plan C**  
1927-1960



- A**-Front Porch
- B**-Foyer
- C**-Parlor
- D**-Dining Room
- E**-Master Bedroom
- F**-Second Bedroom
- G**-Kitchen
- H**-Stairwell
- I**- Pantry
- J**-Bath/Laundry
- K**-Summer Kitchen

The floor plan of the first floor shows a large central hall (H) with a fireplace on the right wall. To the left of the hall is a staircase (I) and a room (J) with a fireplace. At the top left is a room (K) with a fireplace, and at the top right is a room (L) with a fireplace and a bay window. Below the hall (H) is a large room (D) with a fireplace on the left wall. To the left of room (D) is a room (G) with a fireplace. Below room (G) is a room (E) with a fireplace. At the bottom left is a room (F) with a fireplace, and at the bottom center is a room (B) with a fireplace. To the right of room (B) is a large room (C) with a fireplace on the left wall. At the very bottom is a room (A) with a fireplace. The plan also shows several windows and a central chimney.

- Fig. 11 - Contemporary plan for 374 F Street  
scale 1"=8'  
drawing by author

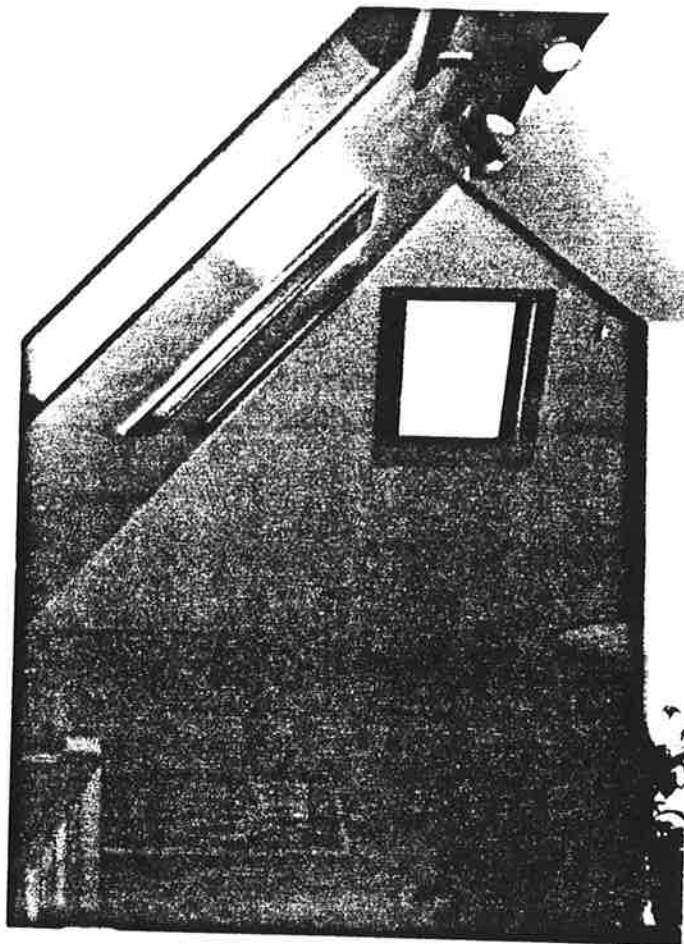


Fig. 12/- Upstairs bedroom addition with skylights at 390.F Street.

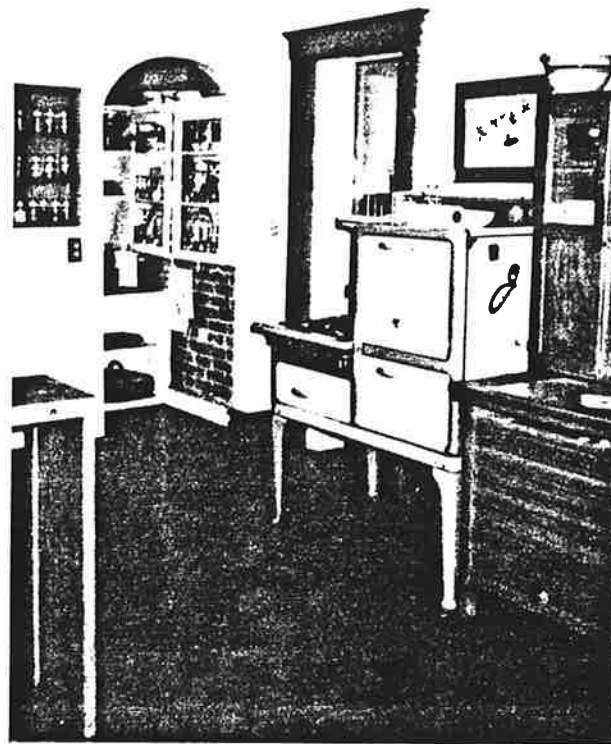


Fig. 13 - kitchen and pantry of 374 F Street



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- <sup>1</sup>*Salt Lake Tribune*, January 1, 1891.
  - <sup>2</sup>Haglund and Notarianni, *The Avenues of Salt Lake City.*, p. 1.
  - <sup>3</sup>*Utah Historical Quarterly*, Roper, p. 48.
  - <sup>4</sup>*Utah Historical Quarterly*, Roper, p. 32.
  - <sup>5</sup>*Utah Historical Quarterly*, Roper, p. 37.
  - <sup>6</sup>Haglund and Notarianni, p. 3.
  - <sup>7</sup>*Salt Lake R/UDAT*, p. 6.
  - <sup>8</sup>Haglund and Notarianni, p. 4, 6.
  - <sup>9</sup>Salt Lake City Title Abstracts, 1889..
  - <sup>10</sup>Salt Lake City Title Abstracts, 1890.
  - <sup>11</sup>The Salt Lake Tribune, January 1, 1891.
  - <sup>12</sup>Salt Lake City Polk Directory, 1891.
  - <sup>13</sup>Salt Lake City Polk Directory, 1891.
  - <sup>14</sup>Salt Lake City Title Abstracts, 1897.
  - <sup>15</sup>Salt Lake City Title Abstracts, 1901.
  - <sup>16</sup>Salt Lake City Polk Directory, 1901.
  - <sup>17</sup>Foley, *The American House*, p. 146.
  - <sup>18</sup>Sanborn-Perris Maps, p. 16, 1911.
  - <sup>19</sup>Interview with Charles A. Crosby, 1992.
  - <sup>20</sup>Laurie Cannon Smith, Ida Mae Burton Cannon, A Sketch of Her Life. 1978 Manuscript.
  - <sup>21</sup>Haglund and Notarianni, p. 19-20.
  - <sup>22</sup>Salt Lake City Polk Directory, 1913.
  - <sup>23</sup>Salt Lake City Polk Directory, 1913.
  - <sup>24</sup>Salt Lake City Water & Sewer Permits.
  - <sup>25</sup>Crosby, Charles H, oral interview, 1992.
  - <sup>26</sup>May, p. 14.
  - <sup>27</sup>Haglund and Notarianni, p. 21.
  - <sup>28</sup>Salt Lake City Polk Directory, 1964.
  - <sup>29</sup>Salt Lake City Polk Directory, 1975.
  - <sup>30</sup>Gelgotis, William J., oral interview 1992.
  - <sup>31</sup>Keida, Lisa, oral interview, 1992.
  - <sup>32</sup>Oral interviews: Munn, Keida, Giffin, and King, 1992.

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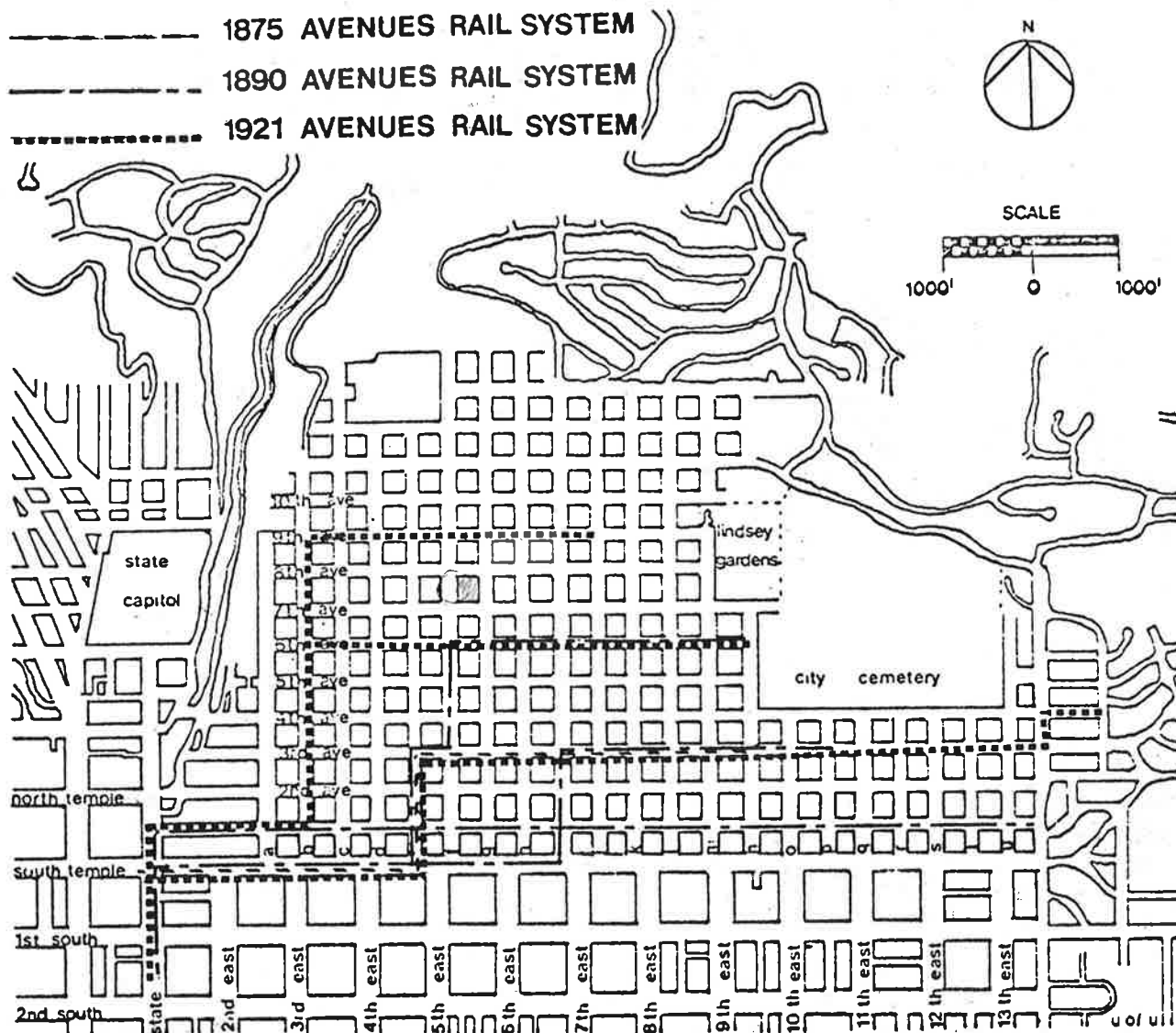
Sanborn-Perris Fire Insurance Maps. 1898, 1911, 1950.

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Upton, Dell and John Michael Vlach, eds. *Common Places: Readings in American Vernacular Architecture*. Georgia: The University of Georgia Press, 1986.

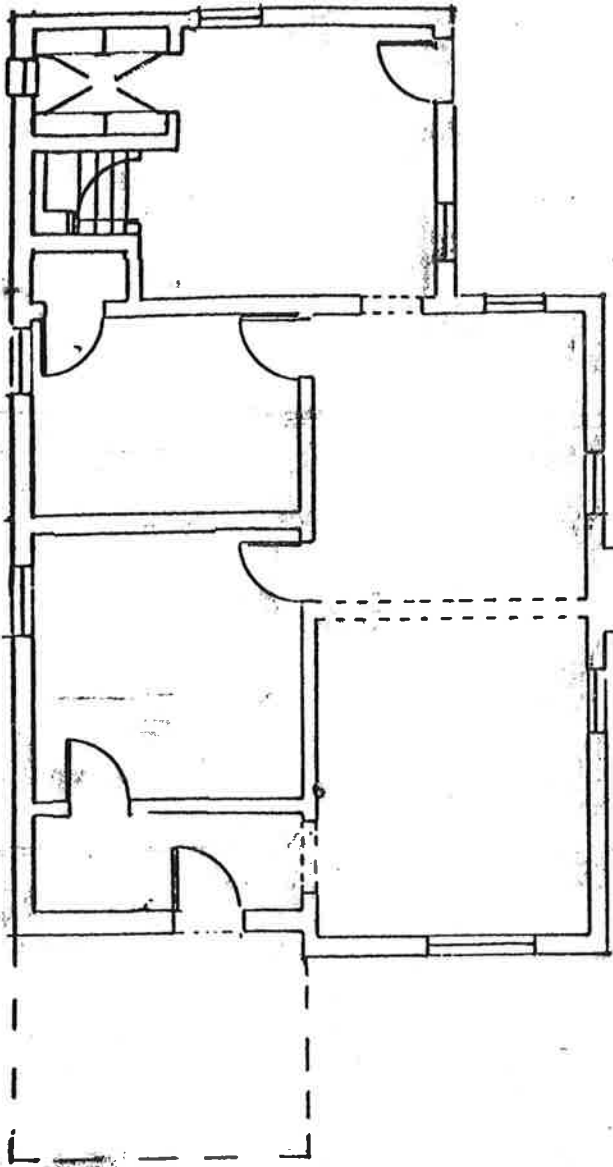
*Utah Historical Quarterly*. "Architecture at the Turn of the Century." Winter 1986, Volume 54, Number 1.



*The old trolley rail system gradually extended its lines up the Avenues. Map by Kip K. Harris.*

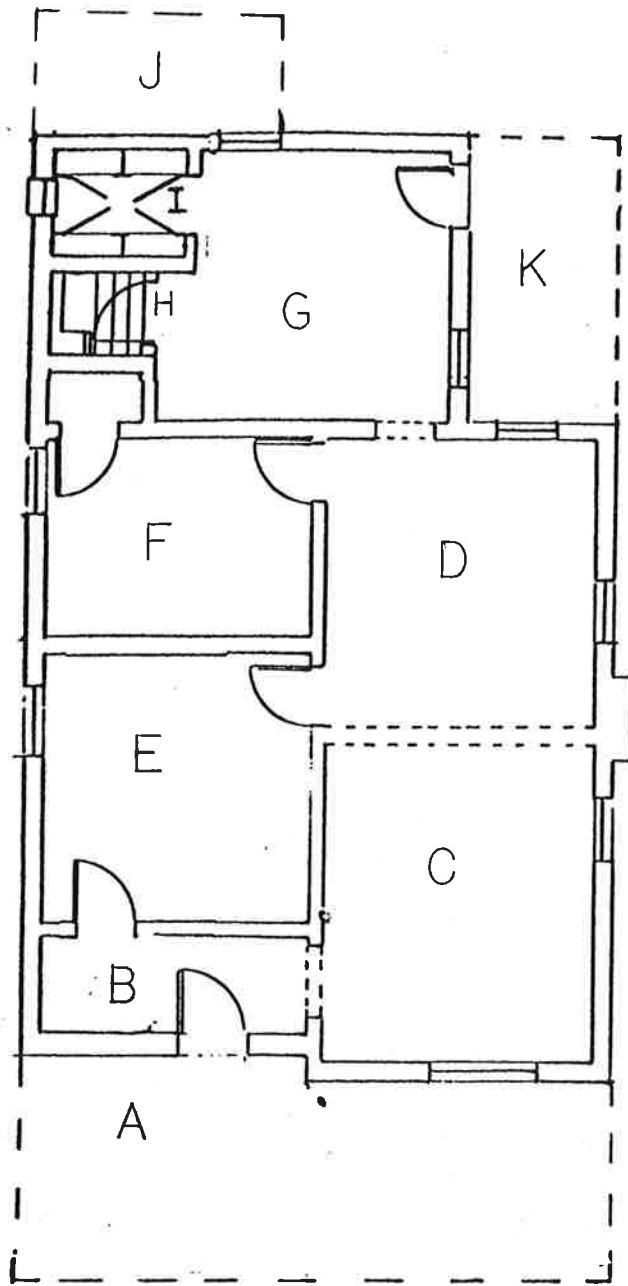
# Appendix I

## Plan A c. 1890-1911



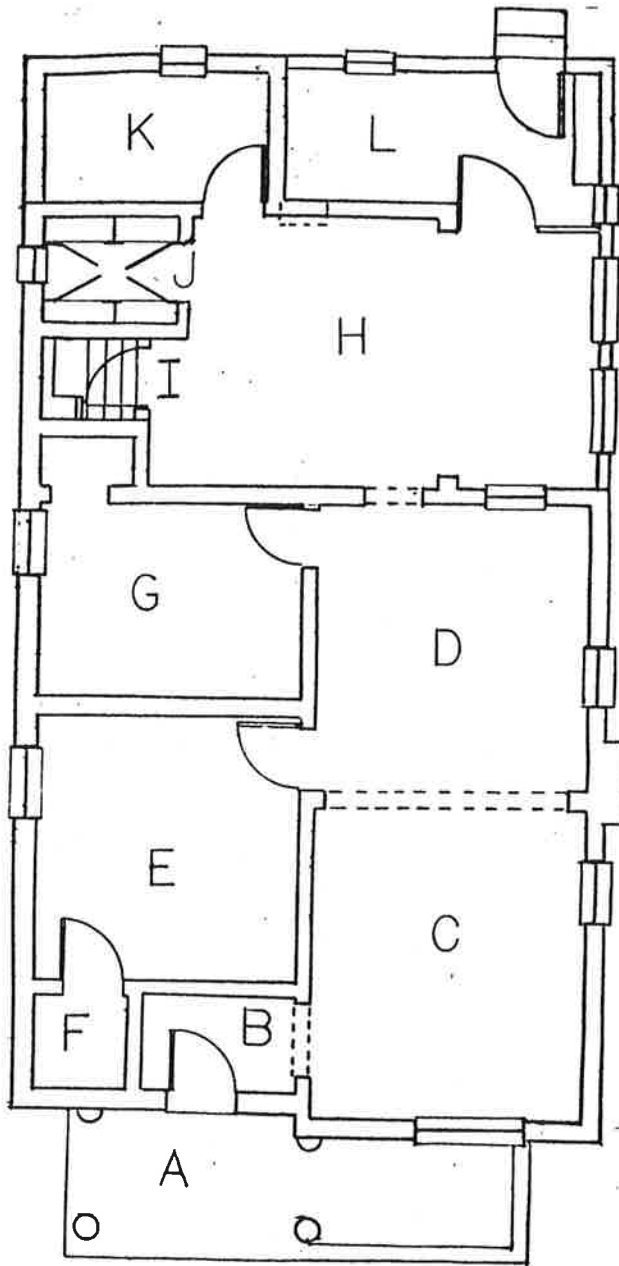
- A-Front Porch
- B-Foyer
- C-Parlor
- D-Dining Room
- E-Master Bedroom
- F-Second Bedroom
- G-Kitchen
- H-Stairwell
- I-Pantry

**Plan B**  
1911-1925



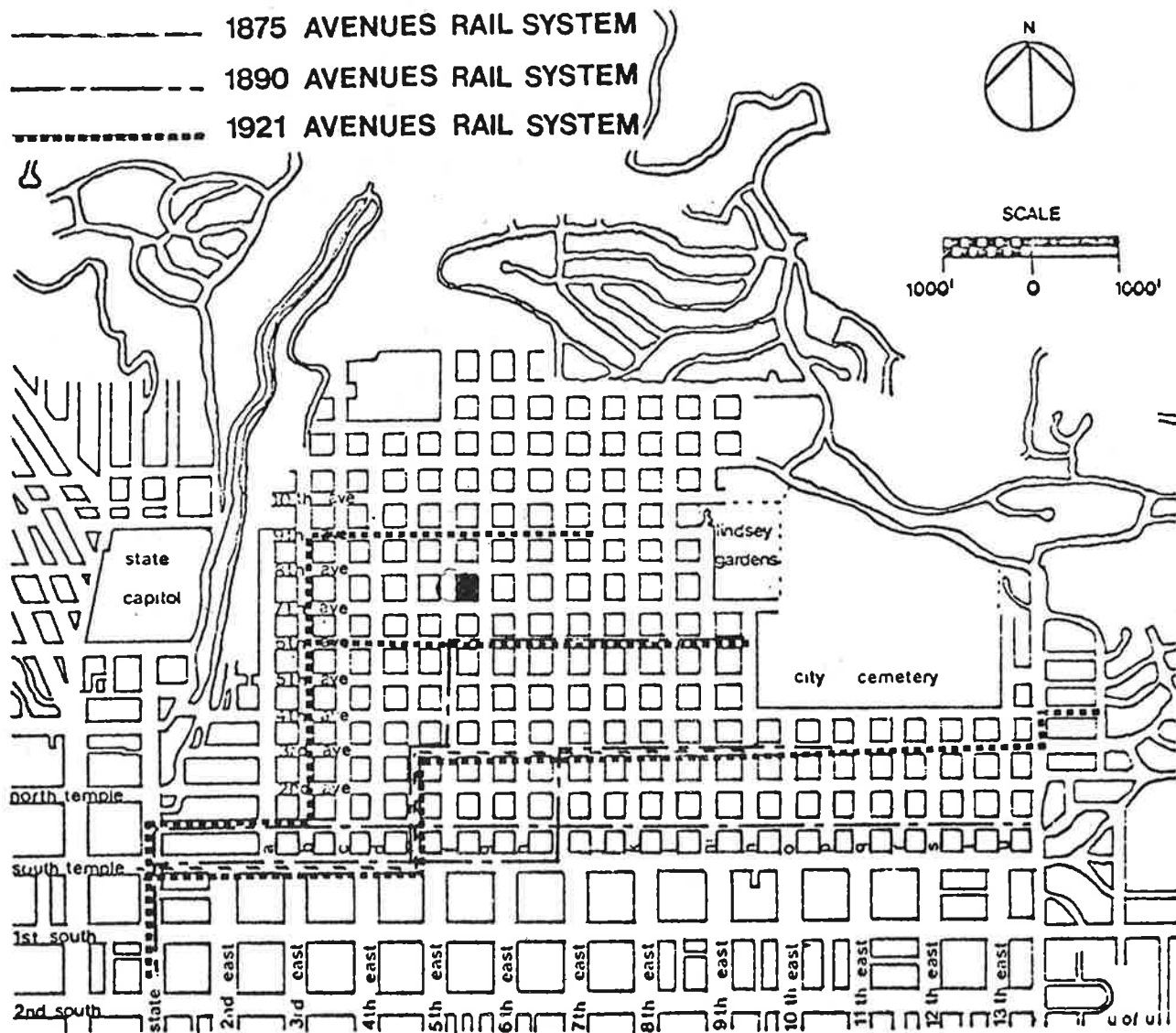
- A-Front Porch
- B-Foyer
- C-Parlor
- D-Dining Room
- E-Master Bedroom
- F-Second Bedroom
- G-Kitchen
- H-Stairwell
- I-Pantry
- J-Unknown
- K-Screen Porch

**Plan D**  
?-1992



- A-Front Porch
- B-Foyer
- C-Living Room
- D-Dining Room
- E-Master bedroom
- F-Closet
- G-Office
- H-Kitchen
- I-Stairwell
- J-Pantry
- K-Bathroom
- L-Laundry Room

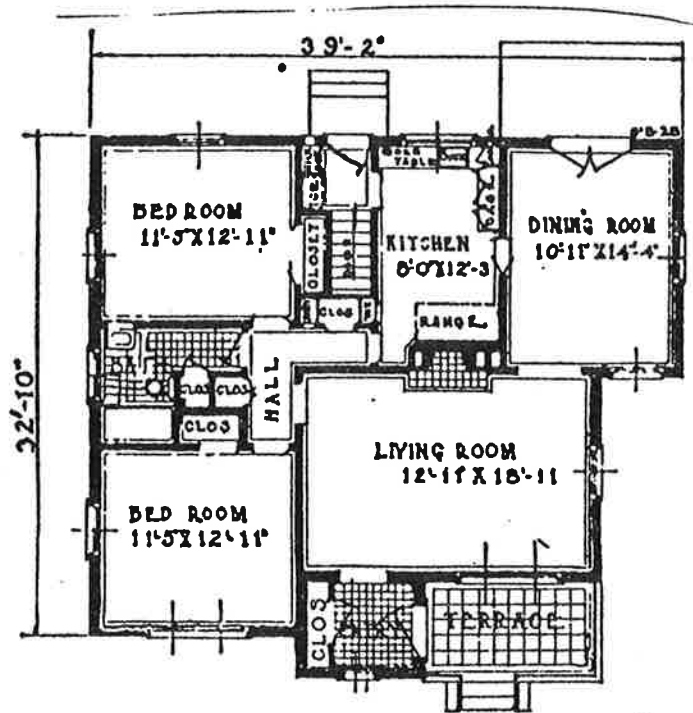
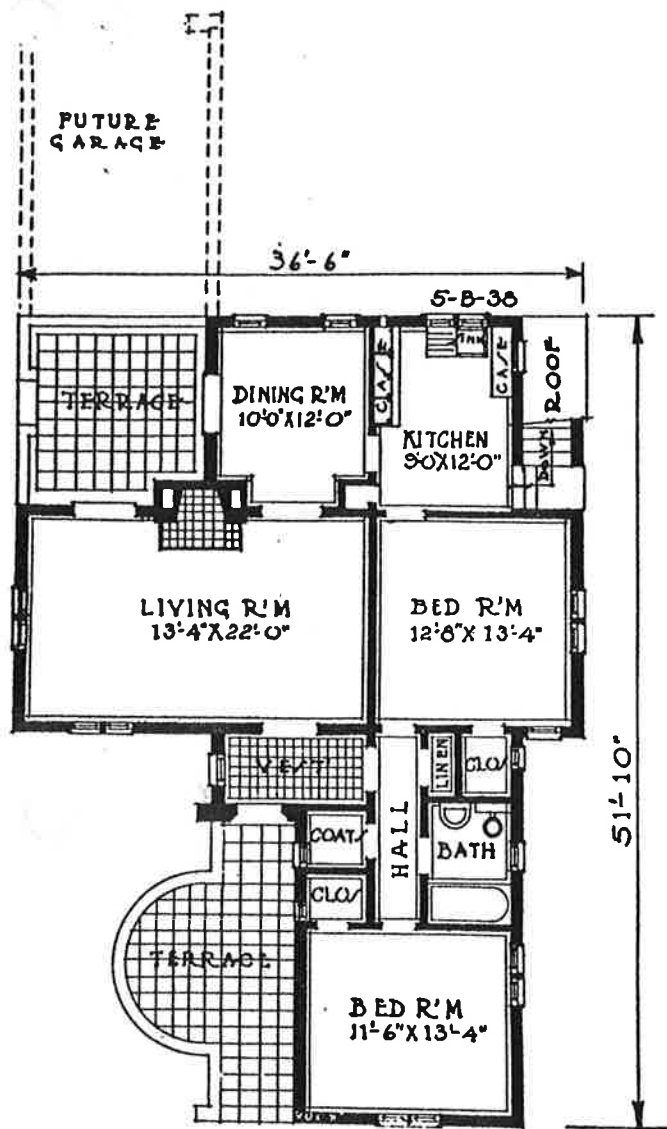
# APPENDIX 3



*The old trolley rail system gradually extended its lines up the Avenues. Map by Kip K. Harris.*



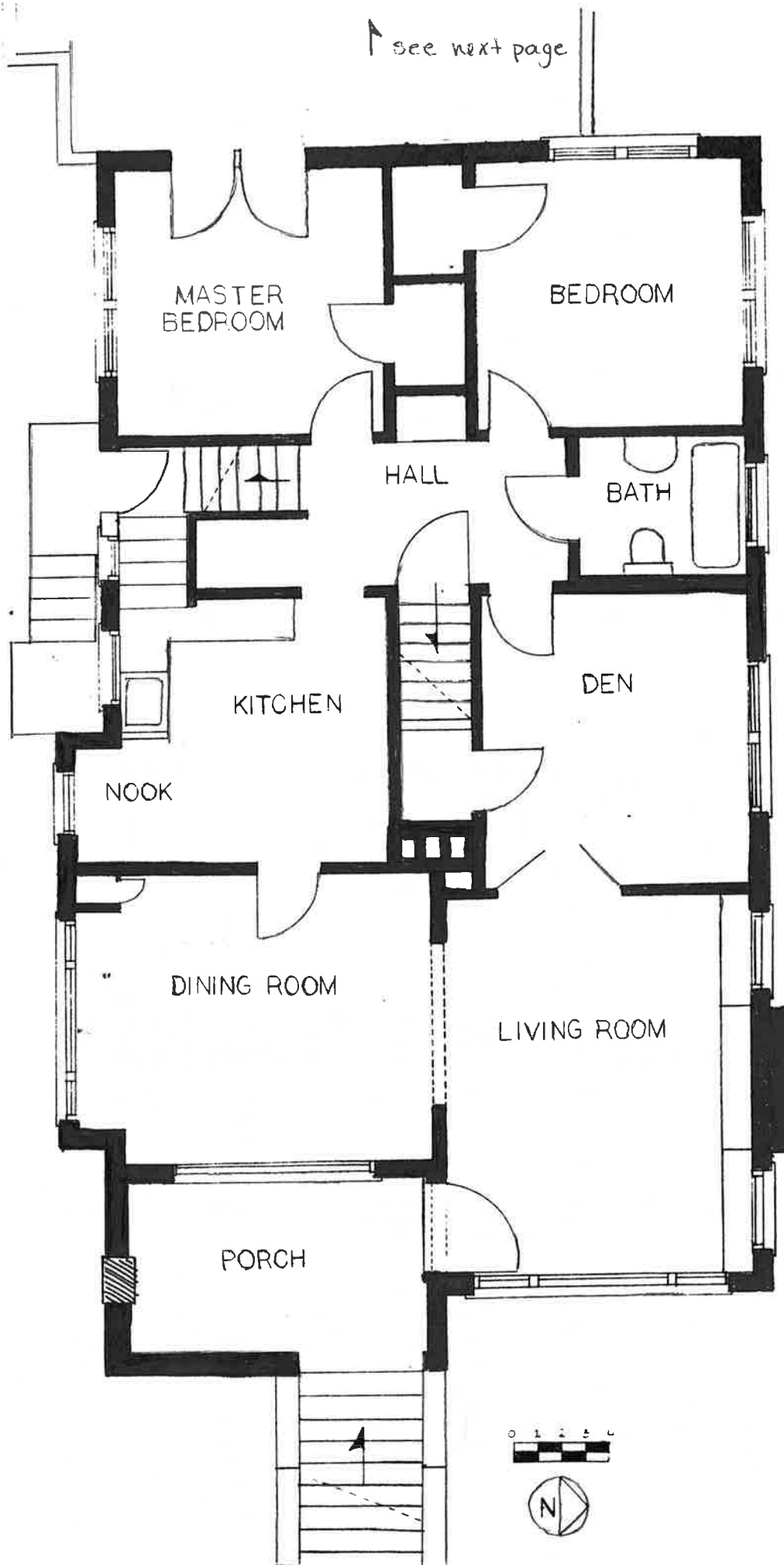
# APPENDIX 6\*



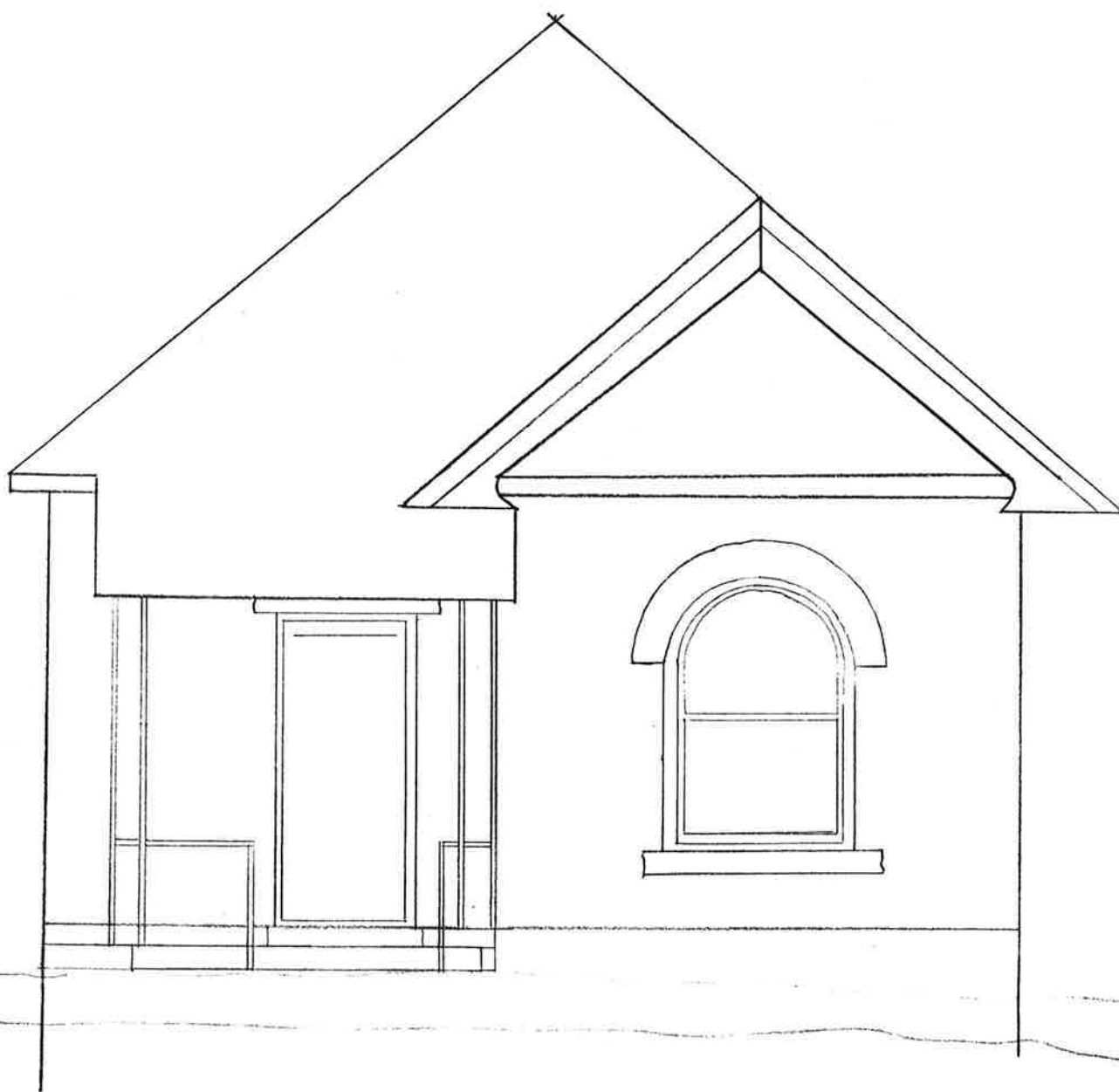
\* Obtained from p. 81 and p. 85 of: Jones, Robert T., ed.  
Authentic Small Houses of The Twenties. NY: Dover Publications, 1927.

↑ see next page

DRIVEWAY



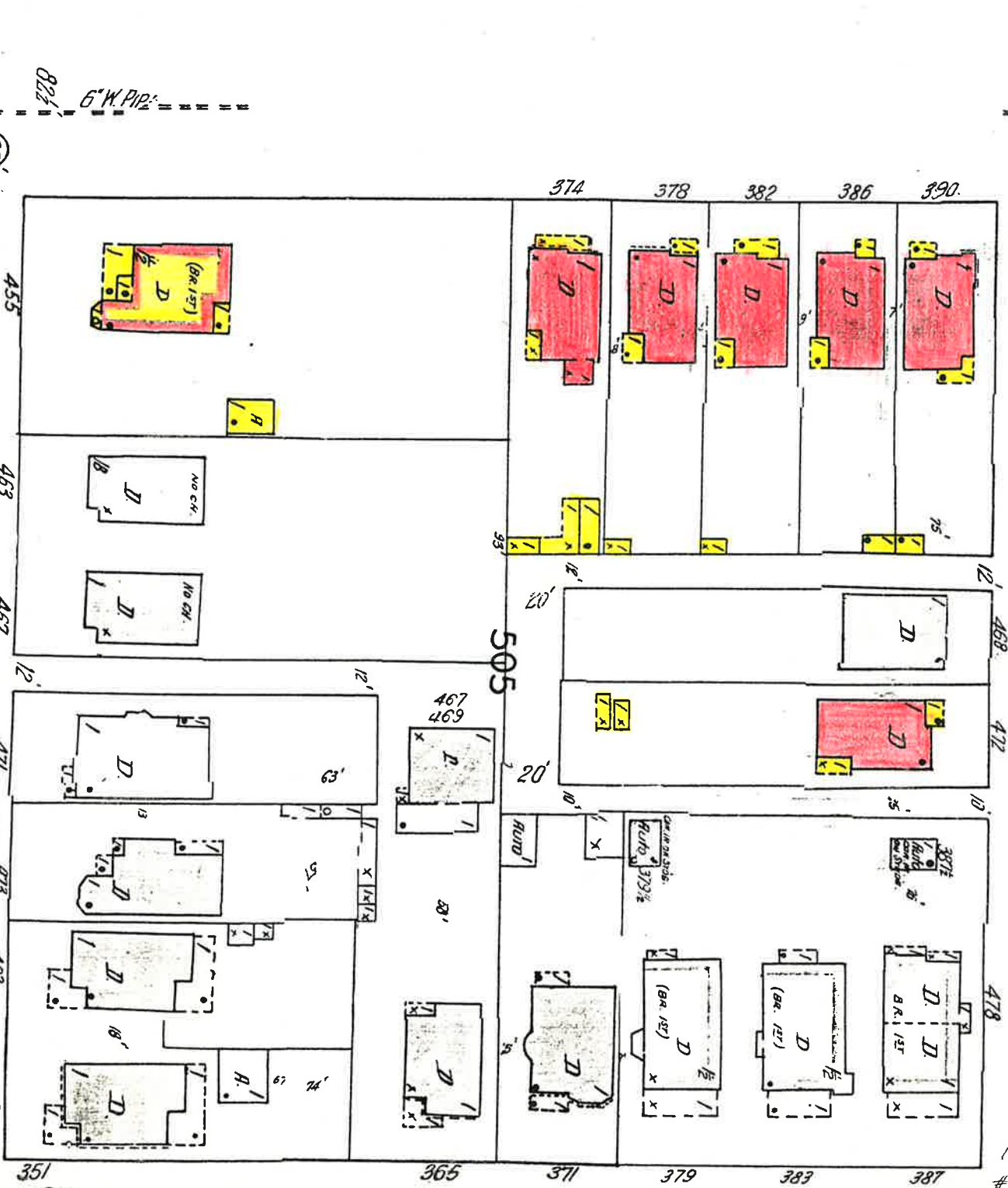
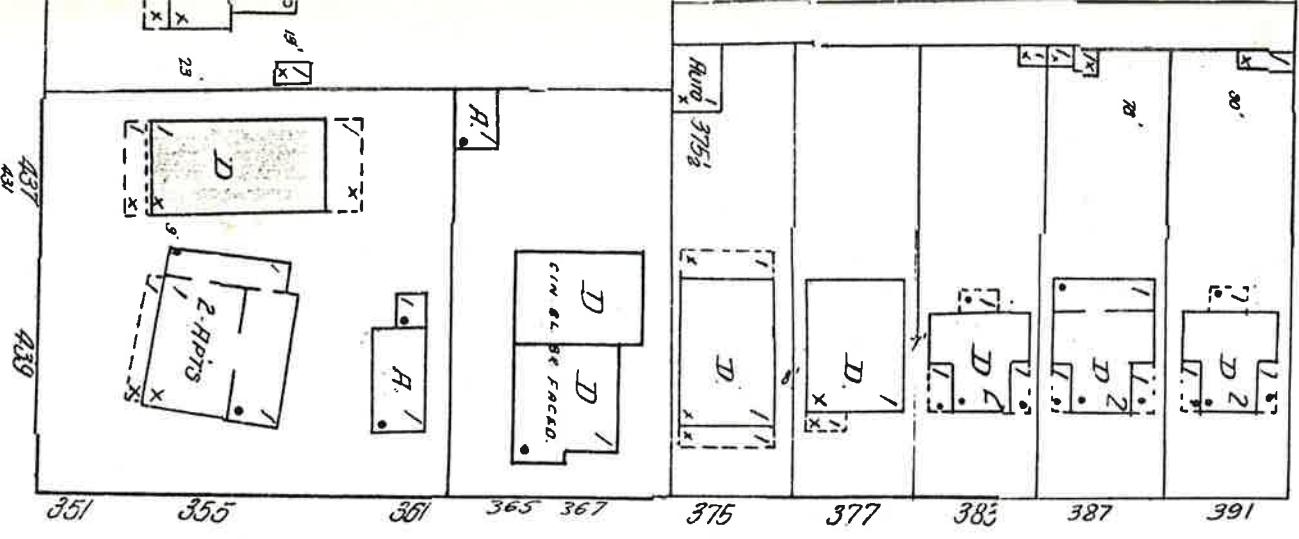




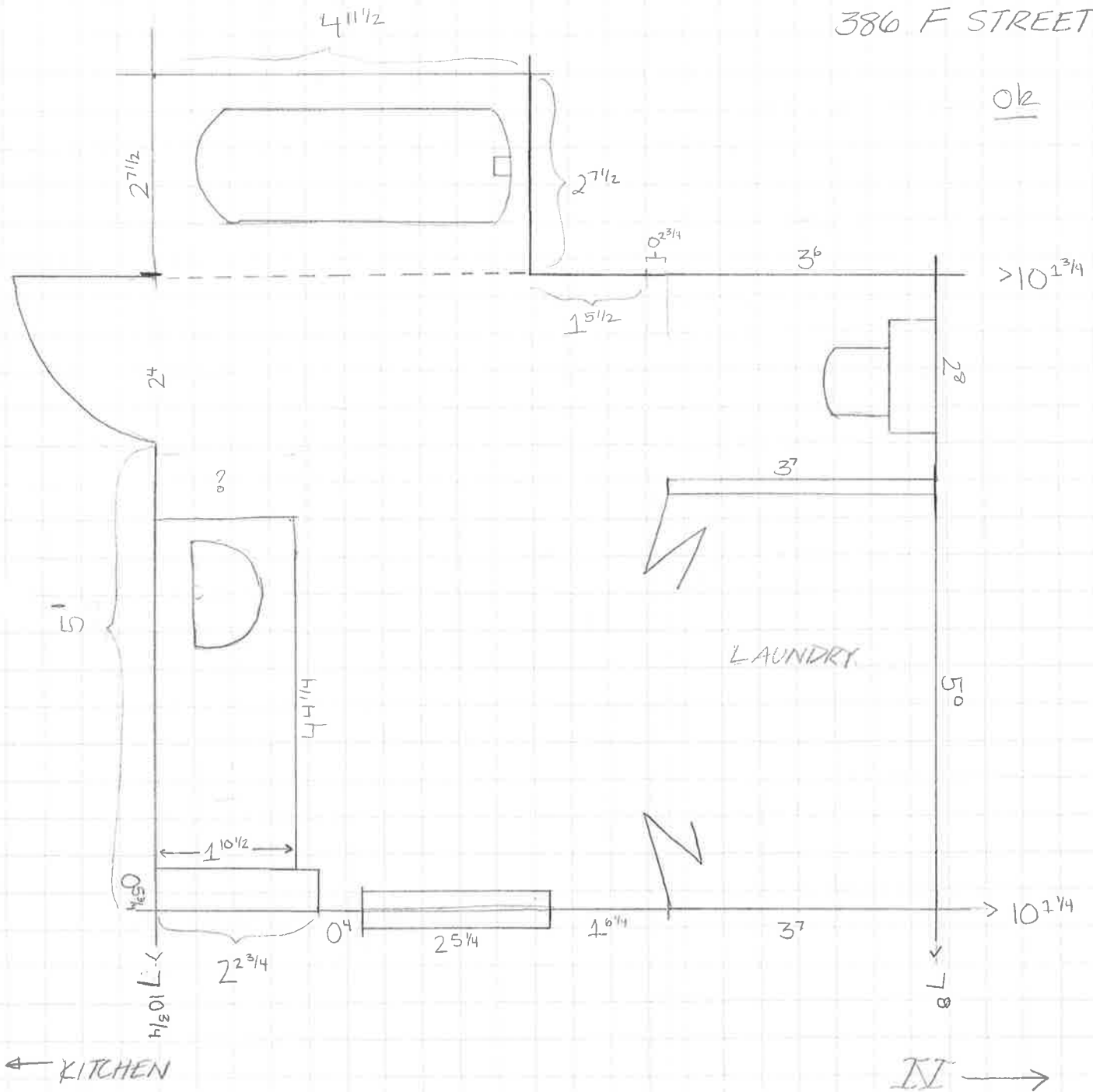






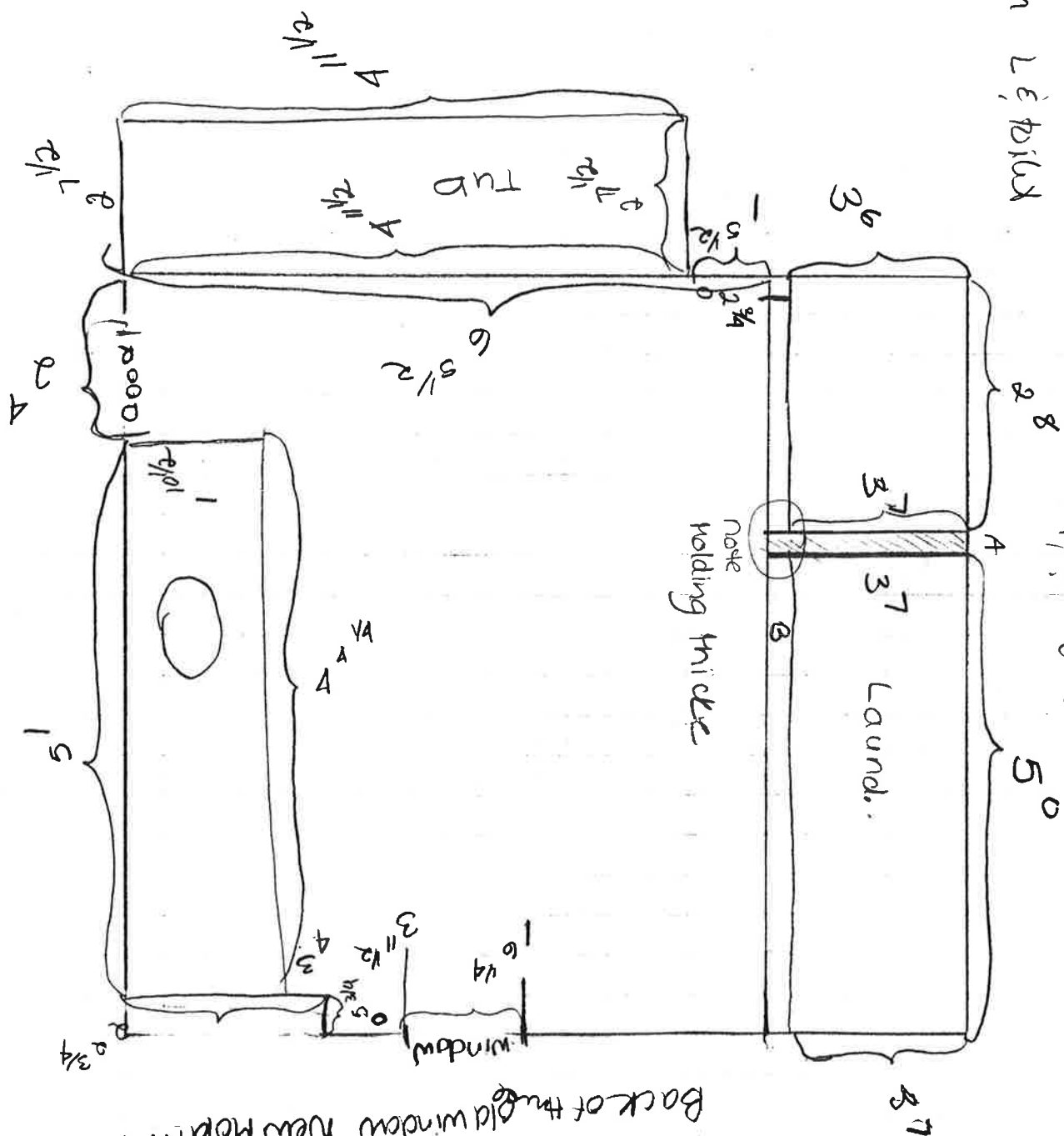
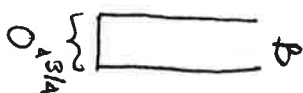


BATHROOM ADDITION  
386 F STREET.





5. N. S. ! d. p. -



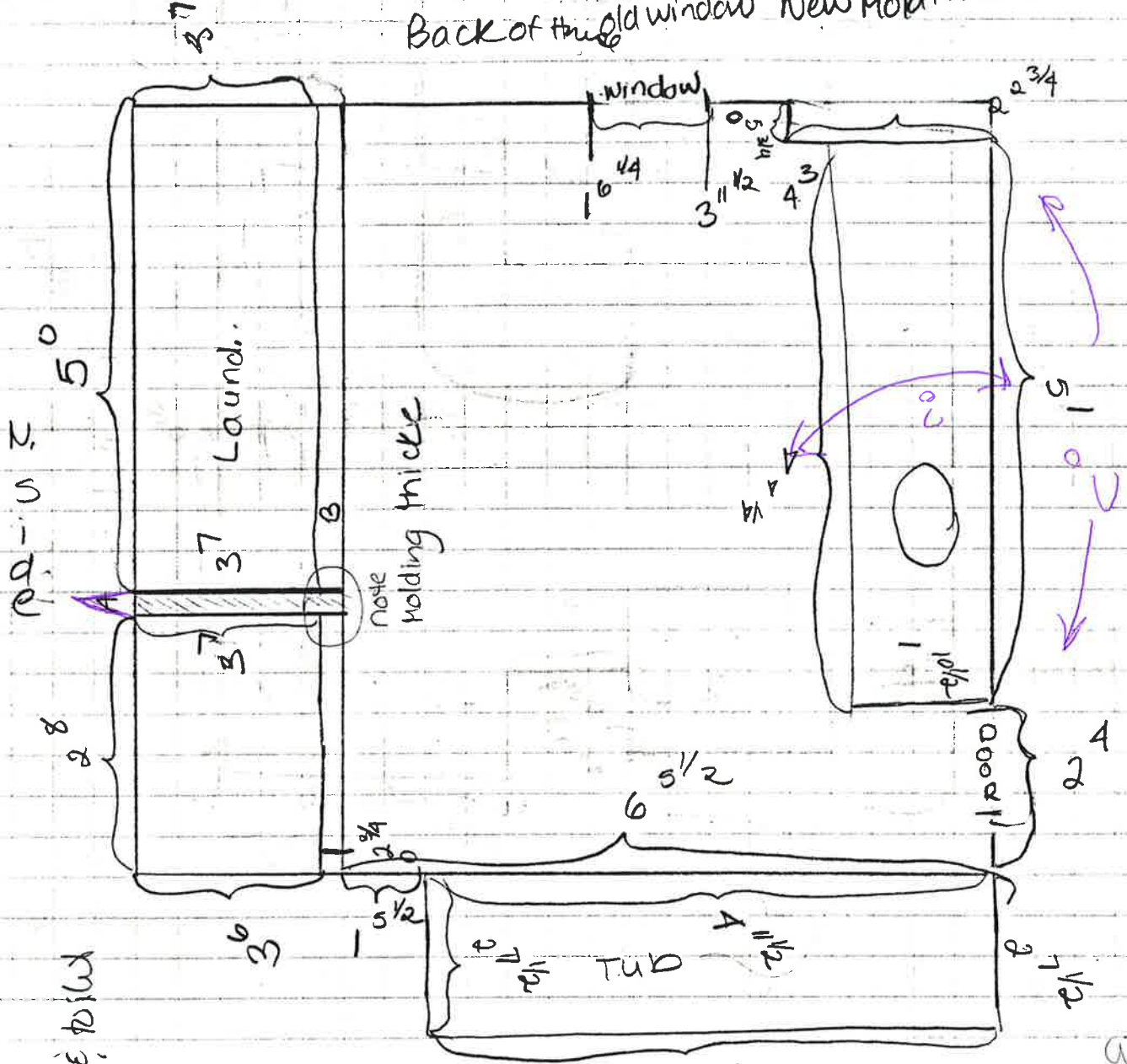
note  
holding thick

Back of the old window New holding

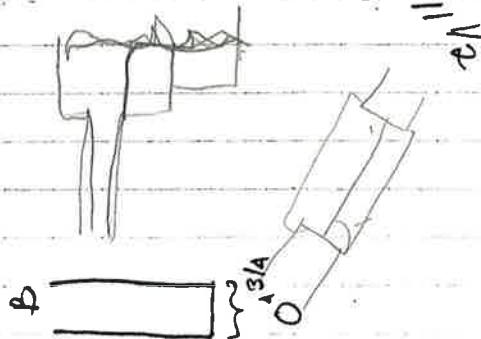
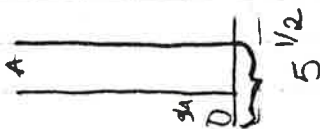
ceiling height - 7' 10 1/2"  
door height

ceiling height -  $7\sqrt{2}$   
Door height

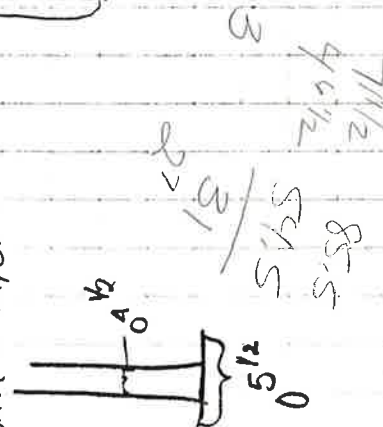
Back of the old window New Molding



Wall between  $L \varepsilon$  and  $L \varepsilon + 1$



Wall depth  
bath to kitchen



386 F Street

kitchen

living room

door

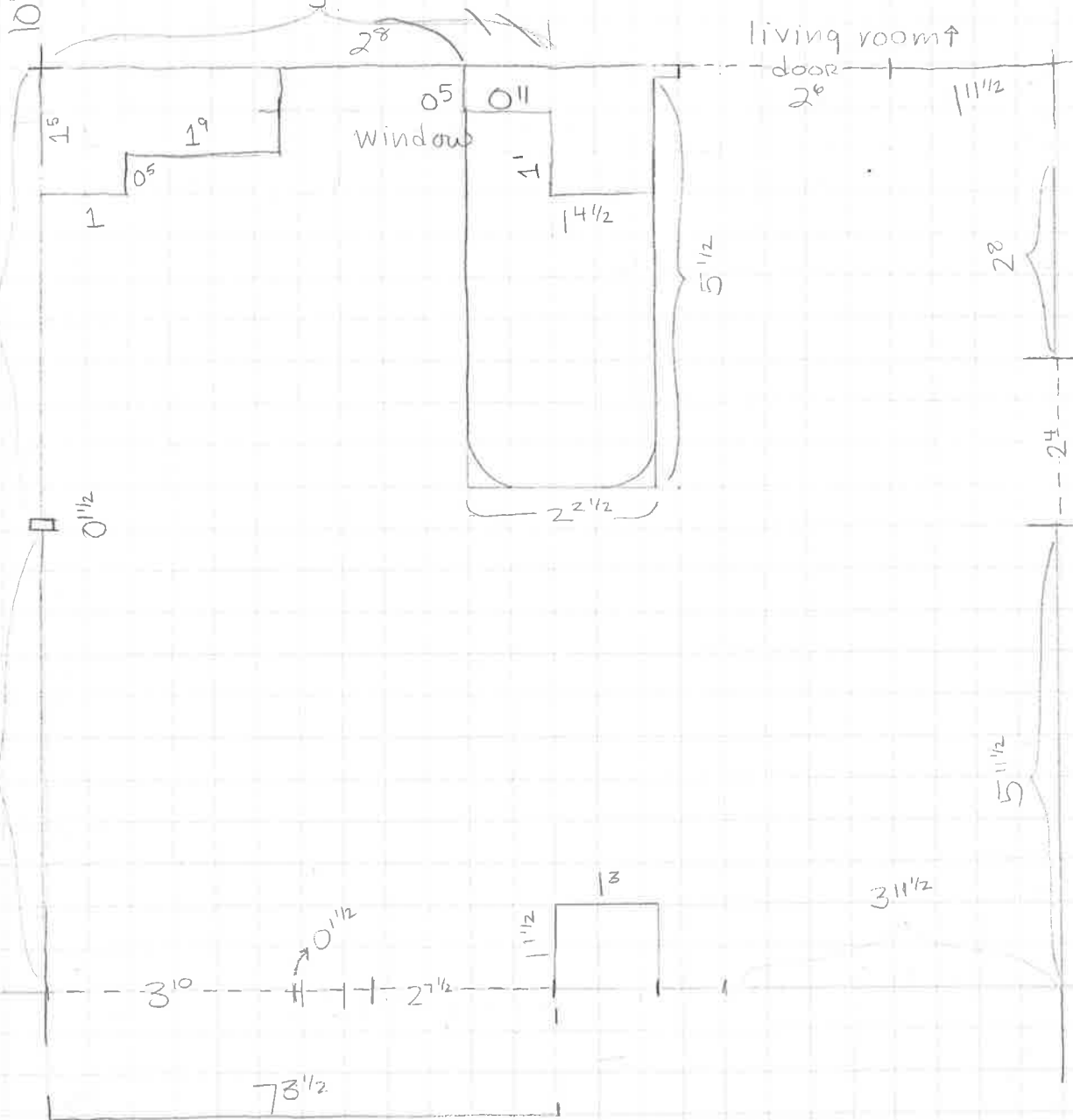
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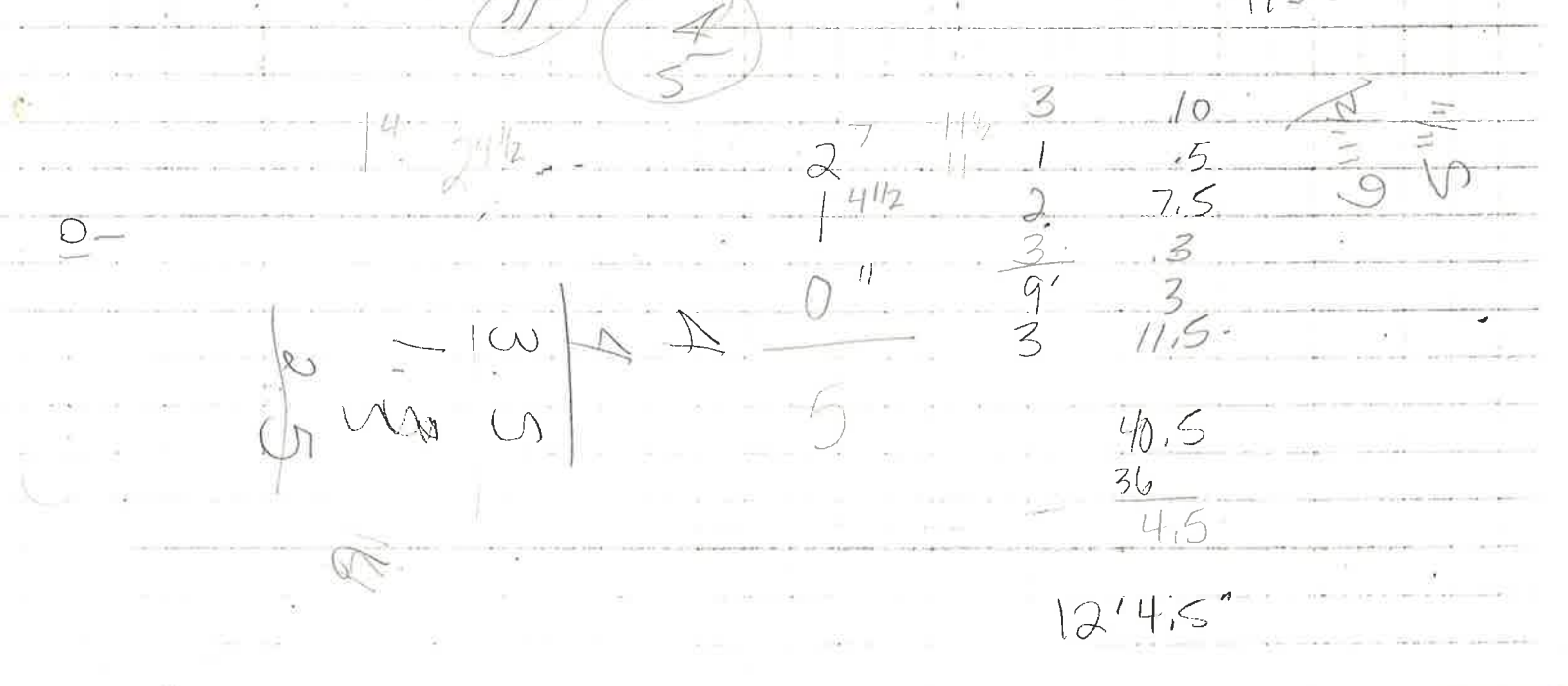
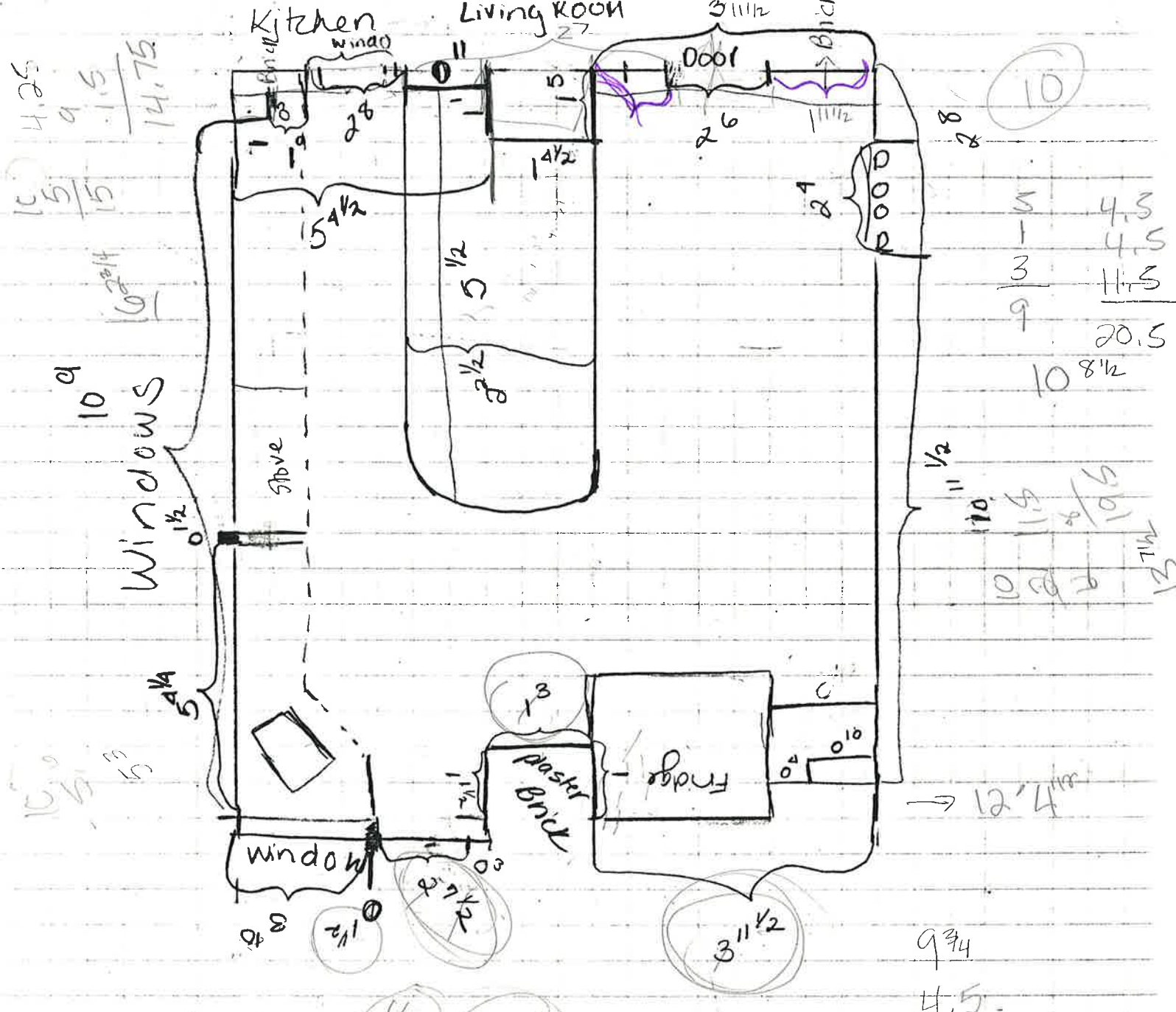
28

5

N

1 ft





1

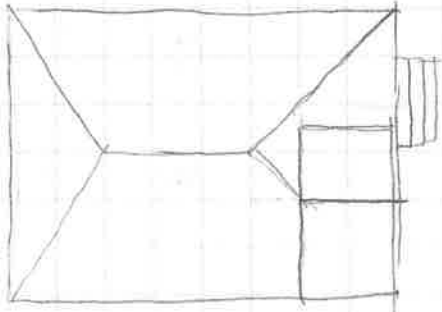
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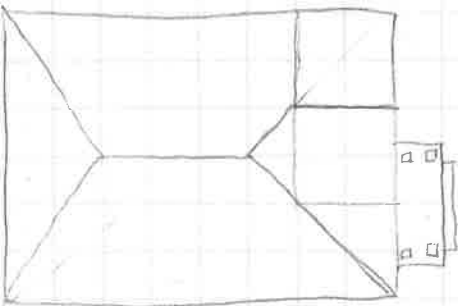
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5

390

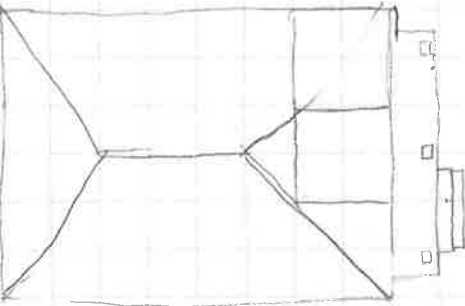


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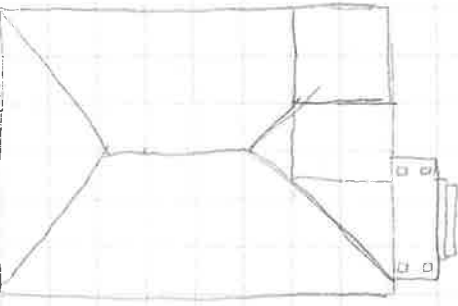
known

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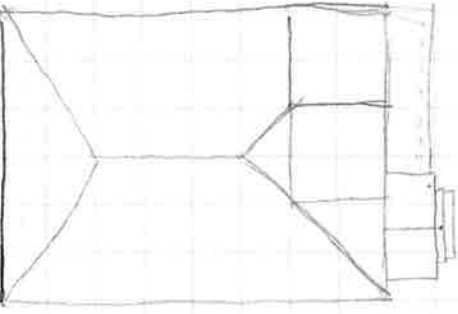
abandoned

378



green hippie

374



400

F Street



8th Avenue

7th Avenue

1

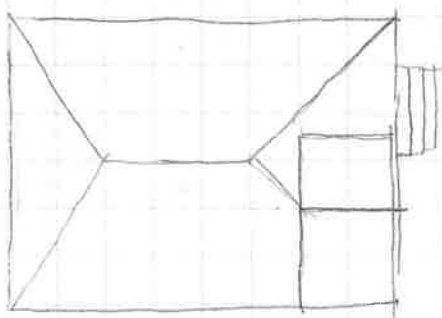
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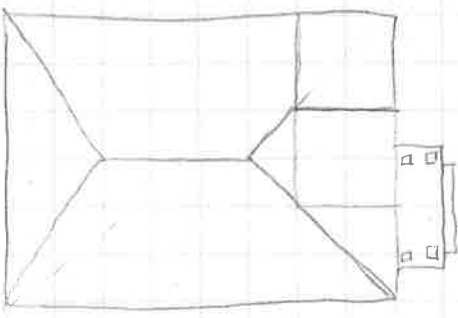
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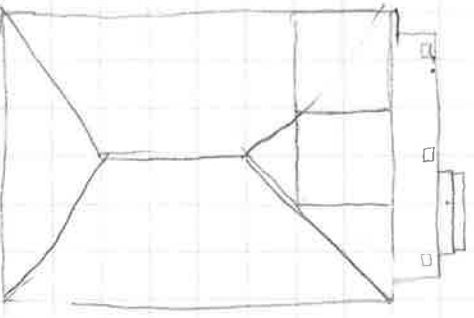


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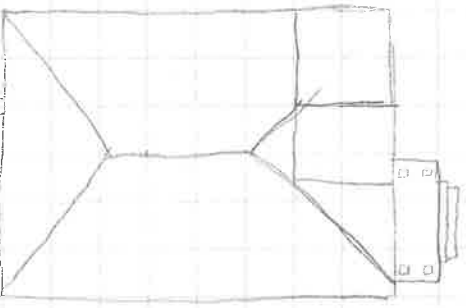
brown

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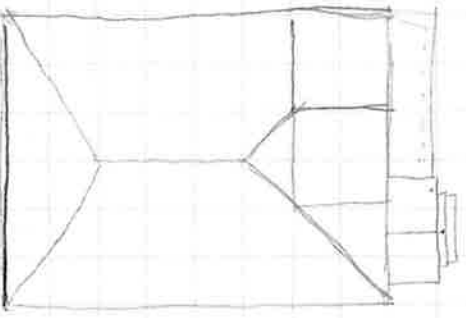
abandoned

378



green - walled

374



400

F Street



8th Avenue

7th Avenue